

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING
May 17, 2016**

The meeting was called to order at 7:00 p.m. by Mary Sulger.

ROLL CALL

Board members present: Gwen Simek, (Note Gwen Simek arrived late to the meeting) Mary Sulger and Matthew Walsh.

Absent was Edward Whitman, Chris Fennell, Scott Guidos, Robert Bonomo.

Township staff present: Richard Brittingham, Assistant Township Manager, Linc Treadwell, Solicitor, Judy Stern Goldstein, Planner, Boucher & James, Mike Schwartz, Engineer Gilmore & Associates, Amy Kaminski, Traffic Engineer Gilmore & Associates.

APPROVAL OF MINUTES:

MOTION: Matthew Walsh made a motion to approve the February 16, 2016 minutes. Mary Sulger seconded the motion. All in favor. Motion carried unanimously.

DEVELOPERS:

1. Edgewater-Final Land Development

Proposal: This site is located within the Township's SRM – Suburban Residential Medium Zoning District, between the two intersections of Walnut Bank Farm Road and Heller Road, to the north of the Township owned Walnut Bank Farm solar energy field. The applicant proposes to construct forty (40) townhome units in accordance with the provisions of the B5, Performance Standard Subdivision, which is permitted within the SRM Zoning District. In addition, the plan proposes a bio-retention basin rain gardens, a common parking area, and sidewalks. A private access road is proposed to intersect with Heller Road in two (2) places. A proposed walking trail is shown to exit the property at the southern property line, cross the adjacent Richland Township Water Authority parcel, and connect across Walnut Bank Farm Road to the sidewalks in the nearby Walnut Bank Farm subdivision. The Applicant proposes to dedicate the western 20.257 acres of the site, including 15.528 acres of lake area, to the Township as open space. A small stone parking area accessing Heller Road and a sidewalk connection are also proposed. The site is served with public water and sewer.

The applicant will comply with all of the Engineers review letters.

Mr. Canavan stated that the Township will take dedication of the Ponds.

Present: Chris Canavan, WB Homes

Staff Comments: Mary was concerned that there would not be enough parking for each house. There will be 2 spaces per house plus the garage with overflow parking. Mr. Canavan stated the application is in excess of the parking requirements.

Matthew was concerned about the truck traffic being routed on a road that clearly states no truck traffic.

Gwen was concerned about the dedication of roads and the HOA for the development.

Planning Commission comments: No Comments

Public Comment: No Public Comment

MOTION: Gwen Simek made a motion to recommend to the Board of Supervisors Final Land Development approval for Edgewater subject to the following conditions:

Compliance with the Boucher & James, Inc. letter dated May 12, 2016, Compliance with the Gilmore & Associates, Inc. dated May 12, 2016, Compliance with Bucks County Planning Commission letter, November 7, 2014, Compliance with the Quakertown Area Planning Commission memo November 7, 2014, The Board of Supervisors acknowledgement that 60.2% lake shore area protection is acceptable in lieu of the required 70% protection rate., Compliance with all Zoning and Subdivision and Land Development Ordinance requirements., Compliance with the regulations of all municipal and governmental agencies having jurisdiction, Compliance with any conditions of the past Zoning Hearing Board Decisions, 66.5% woodland disturbance is permitted, conditioned on the provision of tree replacement in accordance with the supplemental plantings as shown on the plans. Such supplemental plantings shall consist of 21 shade trees, 19 ornamental trees, and 2,987 herbaceous plugs, 60.2% of the lake shore area shall remain undeveloped and unaltered, as shown on the plans, the applicant shall perform additional environmental testing, in accordance with comment C.2 of the Boucher & James letter dated May 12, 2016, and demonstrate that the lake is clear from environmental concerns within 60 days prior to the Township accepting dedication of the Open Space for this project. In addition the following waivers: Section 22-506.1 – from requirements pertaining to cart way widths, Section 22-518 –from providing a sidewalk along Heller Road frontage. The following waivers were granted from the Richland Township Board of Supervisors on August 10, 2015: Section 22-515.3 a waiver from curb requirements to allow from construction of Belgian Block in lieu of concrete curb, Section 22-702.A.7 waiver from plan sheet size requirements 24”X36” will be provided, Section 22-702.C.2 waiver from requirements to provide existing features within 400 feet whereas an aerial plan has been provided, Section22-517.2 waiver to allow driveways in excess of 4% beyond sidewalks, Section 22-516.5.G waiver from requirements to pave the proposed open space parking lot, Section22-516.3 waiver from requirements to provide curb for the proposed open space stone parking lot. Matthew Walsh seconded the motion. All in favor. Motion carried unanimously.

NEW/OLD BUSINESS: None

PUBLIC COMMENT: None

ADJOURNMENT

MOTION Mary Sulger made a motion to adjourn the Richland Township Planning Commission meeting at 7:35 p.m. Matthew Walsh seconded the motion. **Vote: All in favor. Motion carried unanimously.**

Respectfully submitted,
Laura Held, Recording Secretary

Note: The next meeting of the Richland Township Planning Commission will be held on Tuesday June 21st at 7:00P.M.