

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING
August 18, 2015**

The meeting was called to order at 7:00 p.m. by Vice Chairman Timothy Ritter

ROLL CALL

Board members present: Timothy Ritter, Gwen Simek, Mary Sulger, Robert Bonomo.
Absent was Scott Guidos, Chris Fennel and Cathy Woods.

Township staff present: Stephen Sechriest, Township Manager, Richard Brittingham Asst. Township Manager/Zoning Officer, Mike Beuke from Boucher & James Inc., Mike Schwartz from Gilmore and Associates, Damon Drummond from Gilmore and Associates, and Linc Treadwell, Township Solicitor

APPROVAL OF MINUTES:

MOTION: Gwen Simek made a motion to approve the July 21, 2015 minutes. Robert Bonomo seconded the motion. All in favor. Motion carried unanimously.

DEVELOPERS:

1. CVS Pharmacy-Preliminary/Final Land Development

Proposal: The site is located at the intersection of Tollgate Road and South West End Blvd. in the Planned Commercial and Arterial Corridor overlay districts.

The applicant proposes to subdivide the property into two parcels. Lot 1 is shown on the plan as 2.75 acres in six with a proposed 14,225 sq. ft. large retail store (E2 use). Two driveways are proposed to access lot 1. The proposed driveway from Tollgate Road will be a full access driveway while the proposed driveway from South West End Blvd. (Rt 309) will be a right in right out access driveway. Lot 2 is shown on the plan as 9.10 acres and will contain the existing Country Structures establishment (retail shop Use E1) as relocated. There will be a full access driveway off of South West End Blvd. to access Lot 2.

Nathan Fox stated that the client received the Conditional Use approval and Zoning Hearing Board approval.

Joel DelliCarpini stated that there were items to be discussed. The Emergency access from Lot 2, traffic circulation around CVS and Traffic. The Emergency access was completed, and traffic will enter from Rt 309 circle the site and exit off Tollgate Road.

Applicant discussed the Boucher and James review letter everything is a will comply. The Gilmore & Associates plan review letter is a will comply and also list of waivers, the traffic review letter from Gilmore & Associates is a will comply.

If lot 2 changes from gravel to being developed they will have to come in for land development at that time. Country Structures which is lot 2 will just be relocated.

Applicant will contact the adjacent property owners to see if they can resolve the sidewalk along Tollgate Road to the development.

Matt Hammond explained that there was a meeting between CVS and California Tortilla/Dunkin Donuts and Penn DOT on June 11, 2015. This meeting was to discuss the traffic issues at the southeast and southwest corners of route 309 and Tollgate Road.

Present: Joel DelloCarpini, Bohler Engineering, Nathan Fox, Begley Carlin & Mandio, Matt Hammond, Traffic Planning & Design, Rich Rycharski, SW Quakertown

Staff Comments:

Planning Commission comments: Mary Sulger and Tim Ritter asked client where the closest fire hydrant was to Lot 2. Fire Hydrant is located on front side of property should be sufficient. Robert Bonomo was very concerned about the amount of traffic on Tollgate Road and Rt 309.

Public Comment: No Public Comment

Before the motion Tim Ritter took an informal poll on who would be in favor of this plan moving forward. Robert Bonomo would vote no for the project. He is concerned about all of the traffic in this area and if he would vote yes and someone would get hurt or killed he would have wished he would have voted no.

MOTION: Tim Ritter made a motion recommending Preliminary/Final Land Development approval subject to the following conditions: Compliance with the Boucher & James, Inc. Land Development review letter dated August 12, 2015, Compliance with the Gilmore & Associates, Inc. land development review letter dated August 13, 2015, Compliance with the Gilmore & Associates, Inc. traffic review letter dated August 13, 2015, Compliance with the Bucks County Planning Commission review letter dated May 5, 2015 Compliance with the Quakertown Area Planning Committee review memo dated May 15, 2015, Compliance with the Richland Township Water Authority review letter dated May 15, 2015, Compliance with the Richland Township Police Department review letter dated August 5, 2015, 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 Zoning Hearing Board decision dated March 24, 2015, Compliance with any conditions of the Conditional Use decision dated August 17, 2015. Gwen Simek seconded the motion. Robert Bonomo voted No. Vote: 3 yes and 1 no. Motion carried.

MOTION: Gwen Simek made a motion recommending the list of waiver: SALDO Section 22-702.A.7 a waiver from plan sheet set size requirements, whereas 24" x 36" will be provided, SALDO Section 22-702.C.2 a waiver from requirements to provide existing features within 400 feet whereas an aerial plan has been provided, SALDO Section 22-703.C.2 a waiver from requirements to provide existing features within 400 feet whereas an aerial has been provided, SALDO Section 22-516.5.B a waiver from requirements to provide 20 feet from the building to any parking area, SALDO Section 22-516.5.M.(3) a waiver from requirements to not exceed a maximum driveway width of 54 feet, SALDO Section 22-516.5Q a waiver from requirements to provide a 30 feet parking setback from arterial and collector roads, Stormwater Ordinance Section 25-311.2 a partial waiver from requirements to provide a stormwater basin that detains the 1 year storm for a period of 24 hours. Mary Sulger seconded the motion. Vote All in favor. Motion carried unanimously.

NEW/OLD BUSINESS: Tim Ritter is resigning as Vice Chairman of the Planning Commission.

MOTION: Robert Bonomo made a motion nominating Gwen Simek as Vice Chairman. Tim Ritter Seconded the motion. Gwen accepted the Vice Chairman. Vote all in favor. Motion carried unanimously.

PUBLIC COMMENT:

ADJOURNMENT

MOTION **Mary Sulger made a motion to adjourn the Richland Township Planning Commission meeting at 9:00p.m. Gwen Simek 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 September 15, 2015.