

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of July 19, 2017**

Present: Craig Melograno, Chairman
Rusty Beardsley
Michael Twersky
Joel Mayor

Staff:
Ken Amey, Zoning Officer
Jim Hersh, Gilmore & Associates
Patty Furber, B&Z Administrator

Absent: Herb Levy, Rich Valiga, Patricia Latimer

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM in the Township Building.

Approval of Minutes: June 21, 2017

A motion was made by Mr. Mayor seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of June 21, 2017. The motion carried unanimously.

Subdivision/Land Development:

a. **537, 545, 601 N. Bethlehem Pike
PFP Properties**

**#17-03LD
Land Development**

Present for the Land Development application for 537-601 N. Bethlehem Pike was the property owner, Mr. Pete Penna, his attorney, Mr. David M. Shafkowitz, Mr. Nick Rose from Pro Tract Engineering and Mr. Christopher Canavan from WB Homes. Mr. Shafkowitz updated the board on their progress of their application. Mr. Penna now owns all three parcels, they are almost complete with PennDOT for the curb improvement along Bethlehem Pike and their NPDES permit will be submitted with their final plans.

Parking was the next issue. Mr. Rose explained that there is adequate parking and off street parking for the project with a total of 76 spaces, each space will be 9 x 18 and the spaces will be buffered. Mr. Penna explained to the board that half of the spaces are dedicated to the retail space but will be available during the weekends for extra parking for the townhomes. The townhomes will have four parking spots for each unit (which includes a 2-car garage). Mr. Amey stated that the parking for the

retail will need to be verified as the fit-out permits come in. Mr. Melograno was concerned about the homeowners having to walk around the buffer of the parking spaces in order to get to their homes. His suggestion was to add a few paths or a pedestrian way along the buffer to avoid the homeowners walking through bushes. Mr. Melograno also requested to Mr. Penna that his lighting and landscaping plans should be on separate plans instead of them being together on one plan making it easier to decipher.

Nick Rose discussed the stormwater basin and how it complies with the requirements. It will be 4'-1/2" deep. Mr. Penna informed the board that it will be buffered with no fence.

Mr. Canavan from WB Builders will be constructing the townhomes for Mr. Penna with Luce Architects. Mr. Canavan went into further detail about the look of the townhomes, which will be a craftsman style with a country farm house look with the exterior to be stone and hardi plank. The townhomes will be between 2,400-2,600 sq. feet with a 2-car garage with lighting and a deck (a covered deck will be an option). The townhomes will be sprinklered. Mr. Penna just went in front of the Zoning Hearing Board for relief for the decks for each townhome, which was granted with an option for a roof.

Mr. Shafkowitz discussed the waivers from Gilmore's letter dated May 10, 2017. Mr. Hersh stated they intend on complying and felt comfortable having them move forward with their application.

A motion was made by Mr. Melograno to recommend this Land Development application to the Board of Supervisors based on the following conditions:

- 1) The street lighting and landscaping plans be separated;
- 2) Al Comly's comments to be addressed from his email dated May 3, 2017;
- 3) The applicant is to construct paths or a pedestrian way for the residents to avoid the buffer in the parking lot;
- 4) The final plans to be reviewed at the discretion of Mr. Amey, with the intention of informing the board if a further meeting would be required;
- 5) The applicant is to comply with comments in the Gilmore letter.

The motion was seconded by Mr. Mayor with a 4-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10 P.M. until the next regularly scheduled meeting on Wednesday, August 16, 2017 at 7:00 p.m.

Respectfully submitted,
Patty Furber,
Secretary