

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of October 19, 2022**

Present: Craig Melograno, Chairman
Rich Valiga, Vice-Chair
Maureen Nunn
Danielle Porreca
Rusty Beardsley
Stephen Paccione
Joel Mayor

Steve Ware, Interim Zoning Officer
Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates
Brian Jones, McMahon

Absent:

Call to Order:

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

Approval of Minutes: September 21, 2022

A motion was made by Ms. Porreca and seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of May 18, 2022. The motion carried unanimously.

Subdivision/Land Development:

1501 Cedar Hill Rd.
2-lot Subdivision

#22-02SUBD

Present for the application was Mr. Tim Woodrow from Woodrow & Associates. Mr. Woodrow explained to the board that he was here back in June proposing subdividing the parcel into two separate lots. The property is located in the A-1 district. Mr. Woodrow stated that the board members didn't seem pleased with the plan in June and suggested that the plan needed some work. Mr. Woodrow recently resubmitted plans showing stormwater, grading and sewer, all these improvements will be controlled by an underground basin that would be located at the rear of the property.

Mr. Woodrow informed the board members regarding the deferral of road improvements along the frontage of Cedar Hill Rd. He explained that if in the future if there was a need to widen Cedar Hill Rd. then it would be completed at that time.

Mr. Woodrow explained that the applicant was in front of the Zoning Hearing Board on February 10, 2022 for variances regarding a side yard setback for the side porch and to permit a 371-foot access strip of the flag lot, both were granted with conditions.

Mr. Woodrow stated that the applicant would comply with all the review letters. Mr. Melograno asked about the 47 caliber inches of tree that are owed. Mr. Woodrow stated that they would fulfill that obligation by planting 16 trees.

Mr. Melograno stated that he wanted to discuss the deferral for the road improvements on Cedar Hill Rd. regarding the widening along the frontage of both properties. Mr. Woodrow stated that he didn't think there would be any need in the future to widen that roadway. He felt that it wouldn't benefit the public and would only increase speed traffic in that area. Mr. Woodrow stated that the property owners of both lots would undertake the financial obligation if this would be done in the future. Mr. Jones stated that he agreed with Mr. Woodrow. He agreed that the deferral is the right option at this time and that widening the road would only increase the speed. Mr. Melograno mentioned installing a digital speed sign, but would discuss this with the next application for 1500-1524 Cedar Hill Rd.

The board members wanted to know about the costs of the road improvements, how would they come up with the costs between both property owners? The board decided the most reasonable conclusion would be an equal 50/50 split between both property owners. Mr. Brown asked about how the deferral fee should be memorialized? Mr. Woodrow stated that the deferral fee should be memorialized by the Township Solicitor.

Ms. Nunn asked about EMS access, if a gate would be required for access? Mr. Woodrow stated that there would be some type of entrance feature that wouldn't limit access for EMS vehicles. Mr. Woodrow stated that new home would be sprinklered as well.

A motion was made by Mr. Beardsley for final approval to the Board of Supervisors subject to the following condition:

- 1) The P.C. board members support the deferral of the street widening waiver for the frontage of both parcels; costs of the future street widening improvements would be split 50/50 between both property owners.

The motion was seconded by Mr. Beardsley and passed with an 7-0 vote.



1500-1524 Cedar Hill Rd.
7-lot Subdivision

#22-05SUBD

Present for the application was Mr. Tim Woodrow from Woodrow & Associates, the applicant/builder, Mr. Jon Mayer and his business partner Mr. Keith Boyd.

Mr. Woodrow explained to the board that the development originally consisted of 12 new lots, but after discussing the plans with the neighbors of Wooded Pond and hearing their complaints, they have minimized the lots down to 7. Mr. Woodrow stated that they intend on keeping one of the existing dwellings (lot 4). Mr. Woodrow explained to the board in order for them to keep lot 4, a variance would be required for the side yard setback (requirement is 35' currently at 30') for the sunroom located at the back of home. Mr. Woodrow stated that if relief is not granted, then the sunroom would be removed.

Mr. Woodrow explained that rain gardens will be installed to control runoff, the lots will be serviced by public water/sewer. The applicant will install a paved trail along the frontage of the property. Mr. Woodrow explained to the board that 10% of open space will be offered for dedication, located at the rear of the property. Mr. Melograno asked about the open space calculations, stating that they didn't seem correct. He stated that the walking trail wasn't included. Mr. Woodrow stated that he would fix the open space table to include the walking trail. Ms. Nunn wanted to know more about the open space, if it was sloped or flat? Mr. Woodrow explained that it will be a stabilized leveled buffer to benefit the residents of Wooded Pond and that nothing would be built in that open space.

As previously mentioned during the first application for 1501 Cedar Hill Rd., Mr. Melograno requested that a digital speed sign be installed on Cedar Hill Rd. to discourage speeding.

Mr. Woodrow explained to the board that the applicant proposes to take down 105 of the required 310 trees and the applicant would pay the fee-in-lieu. Mr. Melograno asked if there has been any discussion with the Board of Supervisors regarding a fee-in-lieu? Mr. Woodrow stated that he has not started the conversation yet with the Board regarding the fee-in-lieu. Mr. Melograno stated that the landscape plans show a deficiency of 200 trees. He wanted to know why they couldn't find more space to plant more trees? The plan shows enough space to plant more trees, yet they chose not to? Mr. Woodrow explained that he had an arborist report that stated that they met their obligations, but admitted that he could have done a better job on the landscaping plan, he understands the concern (the arborist report was not distributed to the board). Mr. Melograno stated that the issue with the tree waiver needs to be resolved prior to going in front of the Board

of Supervisors. Mr. Woodrow asked how he would go about setting up a meeting in front of the board to discuss the tree waiver? Mr. Melograno and Ms. Furber recommended that Mr. Woodrow forward the arborist report to be discussed at the next Building & Zoning Subcommittee meeting, currently scheduled for November 2, 2022. Mr. Boyd stated that in the arborist report there are a fair number of older trees that would be removed. He also stated that the new plantings are spaced out enough to give them enough room for growth and that they are not too close to the houses. He stated that if they planted anymore trees, they would be too close together, not giving them enough room to grow.

Mr. Melograno stated that there needs to be some work done to the plans prior to moving forward. He suggests the following items be revised before returning to the P.C. 1) The open space table needs to be revised to reflect the correct calculation to include the walking trail 2) All native trees need to be added to the landscape calculation table 3) A digital traffic speed sign needs to be installed and added to the plans 4) The locations of driveways should be added to the plans 5) The plans need to reflect the downspouts on each lot 6) Applicant should apply to ZHB for the side yard setback variance for sunroom.

The applicant will return to the P.C. once the plans have been revised and the tree issue has been resolved.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:35 P.M.

Respectfully submitted,
Patty Furber, Secretary