

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of February 21, 2018**

Present: Craig Melograno, Chairman
Michael Twersky, Vice-Chair
Rich Valiga
Patricia Latimer
Joel Mayor

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

Absent: Herb Levy, Rusty Beardsley

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: January 17, 2018:

A motion was made by Mr. Melograno seconded by Mr. Valiga to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of January 17, 2018. The motion carried unanimously.

Subdivision/Land Development:

Introduction:

a. **604 Dekalb Pike
Prospect Acquisitions**

**#18-04CU
Conditional Use**

Present for the Conditional Use hearing for 604 Dekalb Pike were the equitable owners of the property, Mr. Chris Canavan and Mr. Justin Strahorn both from WB Homes. Mr. Canavan explained to the board that they need Conditional Use approval first for the townhomes before going forward with their Land Development application. Mr. Canavan explained to the board that they would like to preserve the natural features of the property and are attempting to develop the area that already had improvements from the Lynch Home development and the open field next to it. There is a prior conservation easement on the property from the Wissahickon Valley Water Shed. All units will be fee simple. Mr. Canavan stated that he felt that they adequately buffered the whole property with common open space at 69% which meets the current requirements under the E-1 District. Mr. Canavan stated that they

meet all the requirements of the E-1 District in order to comply with the Conditional Use.

Mr. Melograno made a motion to recommend this Conditional Use Application to the Board of Supervisors. The motion was seconded by Mr. Mayor with a 5-0 vote.



**i. 604 Dekalb Pike
Prospect Acquisitions**

**#18-02LD
Land Development**

Present for the introduction of the Land Development for 604 Dekalb Pike were the equitable owners of the property, Chris Canavan and Justin Strahorn both from WB Homes. Mr. Canavan explained to the board about the how their development will have access off of Rte. 202 and will tie into the proposed PennDOT improvements (construction of 202 is estimated to start in 2019). All of their frontage improvements are designed to meet the 202 improvements.

Mr. Canavan explained to the board that there are currently two driveways that access the Lynch Homes that will be consolidated to just one entrance. The development will consist of 17 townhomes roughly 3500 sq. feet each with 2-car garage and 2-car parking in each driveway. Mr. Canavan said there will be enough overflow parking for each unit. Mr. Twersky suggested that “no street parking” be added to the HOA documents in case one of the future homeowners has an excess of guests that need to park.

Mr. Canavan explained there will be an underground storage basin for stormwater and 3 grinder pumps that will hook up to the sanitary force main. All the townhomes will be sprinklered per Al Comly’s request. They will comply with Al’s suggestion of a 50ft. radius north east end of the driveway and all other comments from his email dated January 22, 2018.

Mr. Canavan talked about the Green Ribbon Trail and proposed a trail head to the board. Mr. Hersh suggested a stepping stone path to cross the creek to avoid the cost of building a bridge. Mr. Cavanan agreed with Mr. Hersh’s suggestion and will work with Gilmore on this.

Mr. Canavan informed the board that they will be back in April with their revised plans.



**b. 1617 School House Lane
Jennifer Gobora**

**#18-03SUBD
2-lot Subdivision**

Present for the introduction of 1617 School House Lane was Mr. Bob Jordan from Woodrow & Associates. Mr. Jordan explained to the board that this will be a 2-lot

subdivision and they will comply with all the comments listed in Gilmore’s letter dated February 16, 2018. Mr. Amey asked about the encroachment of the shed and fence that are currently on lot 1 of the property (left side of property). Mr. Jordan stated that there will be an easement or these items will be removed from the property prior to recording of the plans. Mr. Amey recommended that a note be added to the record documents about addressing the existing driveway on lot 2. Mr. Hersh recommended relocating the driveway prior to recording the plan. Mr. Amey agreed with Mr. Hersh’s recommendation about removing the driveway. Mr. Jordan agreed to revise the plans to address this comment.

Mr. Melograno made a motion to recommend this application to the Board of Supervisors based on adding wording regarding the driveway access to lots 1 & 2 to their record plan seconded by Mr. Twersky with a 5-0 vote.



a. **1325 Gypsy Hill Rd.** **#18-01SUBD**
DeSantis Homes **7-lot Subdivision**

Present for the Land Development application for 1325 Gypsy Hill Road were Mr. Bob Jordan from Woodrow & Associates and Mr. Ed Hughes from HKO. The plans call for a private cul-de-sac to be maintained by a homeowners association; stormwater management and a rain garden that will be maintained by the HOA. Mr. Hersh stated that the HOA documents will be reviewed by the Township solicitor prior to recording. Mr. Hughes stated that an NPDES and HOP permit are still needed along with adding 75% of native species to the plans. Last month Mr. Melograno requested revised plans for the lighting. Mr. Hughes stated that there will be 3 street lights added to the plan. An easement regarding the stormwater discharge needs to be addressed.

Mr. Melograno stated they need to take care of the issue with their stormwater discharge easement before they can move forward with their land development application to avoid any future problems.

The applicants stated that they will return in March with revised plans that address the above issues.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 P.M. until the next regularly scheduled meeting on Wednesday, March 21, 2018 at 7:00 p.m.

Respectfully submitted,
Patty Furber,
Secretary