

**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION – VIA ZOOM  
Minutes of January 20, 2021**

**Present:** Craig Melograno, Chairman  
Michael Twersky, Vice-Chair  
Danielle Porreca  
Rich Valiga  
Rusty Beardsley  
Stephen Paccione  
Maureen Nunn

Ken Amey, Zoning Officer  
Patty Furber, B&Z Administrator  
Jim Hersh, Gilmore & Associates  
Chad Dixon, McMahon & Assoc.

**Absent:** Joel Mayor, Michael Rashid

**Call to Order:**

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

**Approval of Minutes: September 16, 2020**

A motion was made by Mr. Beardsley and seconded by Mr. Paccione to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of September 16, 2020. The motion carried unanimously.

**Reorganization of Planning Commission:**

- Chairman: A motion was made by Mr. Beardsley and seconded by Mr. Paccione to reelect Mr. Melograno as the Chairman.
- Vice Chair: A motion was made by Mr. Beardsley and seconded by Mr. Paccione to reelect Mr. Twersky as Vice-Chair.
- Secretary: A motion was made by Mr. Beardsley and seconded by Mr. Paccione to reelect Ms. Furber as Secretary.
- Vice Secretary: A motion was made by Mr. Beardsley and seconded by Mr. Paccione to reelect Ms. Worman as Vice-Secretary.

**Conditional Use:**

**Jon Mayer  
1500 – 1524 Cedar Hill Road**

**#20-05CU**

Present for the conditional use application was Mr. Ed Hughes from HKO, Mr. Robert Jordan from Woodrow & Associates and the applicant, Mr. Jon Mayer. Mr. Melograno started by asking Mr. Amey to explain to the audience the application and the process for the conditional use application. Mr. Amey stated that a conditional use allows cluster developments on properties 10 acres or larger in the "A-1" Residential District. The applicant has put together a sketch plan and an application that will be considered by the Board of Supervisors at a public hearing. Mr. Amey informed that audience that if the application goes to the Board of Supervisors, all the surrounding property owners will get another notice prior to the hearing.

Mr. Bob Jordan explained that the application involves a consolidation of three large parcels that are located on Cedar Hill Road. The total area is 11.9 acres and will consist of a cluster development of 12 single family homes. There will be three private lanes that will take access off of Cedar Hill Road with 4 lots on each cul-de-sac. There will be common open space with frontage on Cedar Hill Road and will include a 6' foot wide trail along the frontage with potential tie-in to Welsh Road. The development will consist of a large rain garden and a basin to control stormwater management. Mr. Hughes asked about how much open space is on the plan and Mr. Jordan answered that over 10% of the tract is preserved as open space. All lots are over 20,700 sq. feet, and density is 1.1 units per acre.

Mr. Melograno asked about the common open space and referred to the zoning ordinance that defines common open space. Mr. Melograno questioned if this would qualify as open space. Mr. Jordan explained that he feels the open space areas shown meet the open space requirements. Mr. Twersky asked what amenities could be incorporated into the open space. Mr. Jordan stated that they may put in benches, a loop trail and a gazebo to overlook the rain gardens. Mr. Jordan stated the they would work with township staff for recommendations.

Mr. Twersky asked if there will be a HOA. Mr. Jordan responded that there would be an HOA to take care of the private lanes and open space areas. Mr. Paccione asked about the maintenance of the rain garden? Mr. Hersh stated that there would be areas to mow, removal of invasive species, seeding, and debris removal. Mr. Paccione suggested that this language gets into the HOA documentation. Mr. Hersh stated that the HOA documentation will be reviewed by the township solicitor.

Mr. Melograno wanted to know how the open space will even be useable with all the vegetation that will have to be planted and the 12' foot drop into the basin. Doesn't know what the township will be getting out of the density bonus. Mr. Melograno stated the ordinance was made so there's open space, places for township residents to go and in return maybe a developer could build a house or two extra and the result would be a win-win. He still is not seeing where or how the township residents are

getting anything from this plan. Mr. Twersky asked if any of the open space leads to the trails. Mr. Jordan stated that there's an area in open space area "A" that has a limestone trail that will connect to the entire frontage of Cedar Hill Road. He stated he will be willing to work with township staff regarding this trail connection. Mr. Twersky asked about concerns with stormwater for Wooded Pond and Warren Road. Mr. Mayer stated that their design would actually help the stormwater issues in those areas with the proposed rain garden and basin.

There were audience members in attendance from Cedar Hill Road, Wooded Pond, Red Stone and Ridgeview. Issues of concern for the residents included stormwater management, open space, buffering, maintenance of the existing properties, proposed density, and traffic on Cedar Hill Road. Mr. Twersky said that it is important for Mr. Mayer to meet with the neighbors to discuss these and any other issues raised.

Mr. Jordan explained to the members of the audience and the board that the swale will reduce the stormwater flow toward Wooded Pond. Ms. Nunn stated she met with her neighbors on Wooded Pond Road and there are issues with flooding from stormwater and fear that the new development will make matters worse.

Mr. Melograno brought up the requested waiver for replacement trees. He said that the Supervisors will not look favorably on tree waivers. Mr. Mayer stated that his current plan for cluster development makes more sense than if he did flag lots and larger lots with no open space. Mr. Melograno stated that land development approval would be difficult, if not impossible, with a tree waiver. Mr. Mayer said that he had prepared alternate sketches for the property but this plan was the one the township seemed most comfortable with. Mr. Melograno stated that if he had 3 houses in each cul-de-sac instead of 4 and planted all the trees needed that he wouldn't need a tree waiver. Mr. Mayer stated that it wouldn't make sense to do cul-de-sacs with that suggested layout.

Mr. Jordan explained the tree replacement in more detail. He stated that they propose removing 2,203 caliper inches, but some of the trees are in poor shape. If they have to replace those trees that are in poor shape, they would have to replace 572 trees. They propose 177 shade trees, 58 flowering trees, 92 evergreens and 90 shrubs. Mr. Jordan suggested that they could get a certified arborist to go out to their site to do a study of the trees. Mr. Hersh said that the board wants to see their best planting plan and suggested using larger trees to make up the deficit. Mr. Mayer agreed that they would get an arborist and would meet with neighbors to work out their issues.

A motion was made by Mr. Beardsley and seconded by Mr. Melograno to recommend this conditional use application for approval by the Board of Supervisors based on the following conditions:

- 1) Applicant must eliminate the tree waiver;

- 2) Add buffering trees to rear of property;
- 3) Applicant to meet with neighbors prior to conditional use hearing;
- 4) Existing properties need to be maintained;
- 5) Explore the trail connection along Cedar Hill Road frontage to Route 63;
- 6) Stormwater management design needs to overcompensate for flow toward Wooded Pond and Warren Road

The motion passed with an 6-1 vote, with Mr. Valiga voting no.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:30 P.M.

Respectfully submitted,

Patty Furber, Secretary

DRAFT