

**WASHINGTON TOWNSHIP PLANNING COMMISSION  
MINUTES  
JUNE 3, 2021**

**CALL TO ORDER**

Chairman Carl Schaeffer called the Planning Commission meeting to order at 7:02 p.m. on Thursday, June 3, 2021, at the Washington Township Municipal Building.

**ROLL CALL**

The following members were present: Mark Bedle, Jennifer Cunningham, Rommie Long, Elaine Pennington, Frank Gehringer, Carl Schaeffer, Daniel Stauffer, Secretary, Susan Brown; Joan London, Kozloff Stoudt and John Weber, LTL Consultants. There was one (1) members of the public in attendance this evening.

Absent: None

**TAPING OF MEETING**

The meeting was recorded as an aid in the preparation of the Minutes. It was noted no one other than the Planning Commission Secretary was taping the meeting this evening.

**APPROVAL OF MINUTES OF APRIL 1, 2021**

A motion was made by Frank Gehringer and seconded by Mark Bedle to approve the minutes as prepared for the April 1, 2021 Planning Commission meeting. **No comments received.**

All ayes

**SPECIAL REQUEST**

None

**NEW SUBMITTAL**

None

**SUBDIVISION REVIEW**

**Edison Walk Residential – Revision #1** submitted April 16, 2021

- Waiver request letter – dated 4/9/21
- LTL Consultants review response letter – dated 4/13/21
- SDE review response letter – dated 4/16/21
- LTL Consultants Review Letter-Rev. #1-dated 5/27/21
- SDE Review Letter-Rev. #1-dated 5/28/21

Jason Bailey, All County & Assoc. was present this evening to review/discuss the LTL Review letter dated May 27, 2021. Mr. Bailey stated many of the LTL comments they will comply and no discussion will be required for those items. The streets have been named and the names will be placed on the Plan for the next submission. Of particular

concern, are the wetland encroachments of BB Street which is the loop road. The Army Corps of Engineers was out to do their jurisdictional determinations and they are okay with all the wetlands however they do have the same concern with the loop road as the Township Engineer. They are willing to consider options for proving there is no other option. The wells will be abandoned by Aqua so there will not be any withdrawal of groundwater from the wetland. Mr. Weber indicated he would be satisfied if Army Corps is satisfied since they have jurisdiction. There will be two mitigation locations required. Mr. Bailey stated currently there are a lot of extra parking spaces for the townhomes shown on the Plan however but will probably be taken out. The requirement is for two extra parking spaces. It was also stated the land swap is not going to happen which affects seven townhouses, so without those townhouses there is no need for JJ street. Those units will be moved onto II street and there will be four townhouses removed. PennDOT is proposing a single lane roundabout on Route 100 with a southbound right-hand turn lane. PennDOT is also involved with the road improvements for Old Route 100 which were not done by the previous owner and are now part of this plan.

There are ongoing communications with the Board of Supervisors regarding the Rose Gross property land swap. Ms. London explained she is in the process of preparing a draft memorandum of understanding (MOU) which should be ready for review next week. Mr. Bailey stated the combination of the Rose Gross property and the open space within the project exceeds the required open space for the project. Mark asked if the Planning Commission can make recommendations with respect to the use of the open space. Ms. London stated the Planning Commission is welcome to make recommendations on the land use. Ms. London explained the open space does not have to be part of the subject property and what is allowed is either donation of open space in the development, outside of the development or fee in lieu of open space or some combination thereof. Mr. Weber asked if the intention is to dedicate the roads are to remain private? Mr. Bailey said he doesn't know if that was decided but it was decided the open space would stay with the HOA. There was lengthy discussion regarding the dedication of the roads with varying opinions. Romnie stated one issue with roads which are not dedicated is the school buses will not enter into the development to pick up students. The round-a-bout design has not been finalized but most of the round-a-bout will be within the right-of-way. Dan stated he was contacted by the Roadmaster regarding his concerns with the Plan and would submit a letter for the Planning Commission however no letter was received. One matter is snow easements to which it was stated there are snow easements already in place. The second request was to mark or paint the symbol of a grate in the cart way which would allow the roadcrew to locate the storm drains during snow events. It was stated if the roads are dedicated this is something the township could do if they elected to. Street trees and buffers were discussed and it was stated trees can not be planted in the swale. Mr. Weber and Mr. Bailey will discuss the buffer and street tree matter in more detail. Mark would like to see handicapped accessible walking trails and doing more natural stone trails in certain areas and to some extent a loop. There are some easements that may prevent an extended trail area but will take a closer look at this. The walking trail will be posted as private since this will be HOA land. Any property with wetland areas will be deed restricted so as not to impact those wetland areas. The basin depths are not that great and will not

have standing water. There is an existing erosion control basin that was built for West Tract which cannot be touched as it is regulated by the State. PADEP says if you have an unmaintained erosion control basin for a certain time period it is then classified as a surface water of the Commonwealth and cannot be modified. A number of the LTL review comments will be worked out between Mr. Bailey and Mr. Weber prior to the next submission.

Mr. Stauffer asked about the status of the sewer capacity. Ms. London explained the township is looking at a recalculation with PADEP. The Township Sewer Engineer, Systems Design Engineering, is working with Ebert Engineering to see if they can get more capacity out of the treatment plant which would be a temporary measure. The next step would be a developer funded proportionate share of a sewer plant upgrade and expansion.

Mr. Stauffer raised the question of the pipeline easement and the set back for the proposed houses. Mr. Bailey will do some investigating into this and will adjust the plan as needed.

### **SUBDIVISION EXTENSIONS**

A motion was made by Mark Bedle, seconded by Elaine Pennington recommending the approval of the following time extension:

**Edison Walk Residential 06/02/21 to 09/30/21**

**No comments received.**

**All ayes**

### **ADDITIONAL ITEMS**

None

### **COMMUNICATIONS**

- BOS meeting minutes dated April 13 & 22, 2021

### **ANNOUNCEMENTS**

The next Board of Supervisors Meeting is Thursday, June 24, 2021 at 7 p.m.

### **NEXT MEETING**

**Thursday, July 1, 2021 at 7:00 p.m.**

Mark asked approximately how big is the proposed area of open space the Board of Supervisors is looking at. Mr. Weber stated it is 28 acres of land. Ms. London stated this is property that would be connected to current township property at Bally Springs. Mr. Stauffer also said the land value in HDV, which is minimum lot of 7500 sq. ft lot as opposed to R-2 were you could only put ½ acre lot, there may be a big difference in real estate value of a usable acre where you can put 8 or more homes per acre as opposed to 2 homes. Mark asked if the township is really looking at the real estate value as opposed to the value of the usable land. Mr. Weber stated the developer is providing 48 acres on the

plan and of the 48 acres, 28% of that land consists of environmentally constrained features that are listed in the ordinance and 72% of the land is usable.

**ADJOURNMENT**

A motion was made by Mark Bedle and seconded by Elaine Pennington to adjourn the meeting at 9:08 p.m. **No comments received.**

**All ayes**

Respectfully submitted,

Susan J. Brown  
Planning Commission Secretary