

## **PLANNING COMMISSION**

June 14, 2021 7:00PM

Meeting Minutes

This Meeting was Recorded

### ROLL CALL

- (X) Kenneth V. Farrall, Chair
- (X) Larry Burns, Vice Chair
- (X) John Kroesser
- (X) Michelle Kroesser
- (X) Lawrence G. Stevens

The record shows that five members of the Planning Commission were present along with Borough Manager Michael J. DeFinis, Borough Public Information Coordinator, Lindsay Hellmann, and Borough Engineer Chad Camburn.

### 1. APPROVAL OF THE AGENDA:

Motion to Approve the June 14, 2021 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Stevens to Approve the Agenda of June 14, 2021 Planning Commission Meeting Agenda. The motion was seconded by Larry Burns and unanimously approved with a vote of 5-0.

### 2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the May 3, 2021 Planning Commission Meeting.

Motion: A motion was made by Michelle Kroesser to Approve the May 3, 2020 Meeting Minutes. The motion was seconded by Larry Burns. The Motion was unanimously approved with a vote of 5-0.

### 3. 43 Roosevelt Final Land Development Presentation

Mr. Herling, the developer for the project and his Engineer Jason Smeland addressed the Planning Commission and gave an overview of the proposed development highlighting the previous discussions on access to the property, landscaping, and stormwater management.

Chairman Farrall asked if anyone had any questions or concerns pertaining to any comments in the review letters. Jason Smeland the Engineer for the developer stated they will all be “will comply” but wanted to address a concern raised by the Traffic Engineer pertaining to the sight distance for the driveway and stated that they will work to improve the sight distance from the driveway with possible landscaping adjustments with a comment on the plans to meet the satisfaction of the Traffic Engineer. Chad Camburn the Borough Engineer added that the solution is not ideal but it is an improvement from the current plans to open up the sight lines.

Chad Camburn added that he was worked with the Engineer over the past few weeks on this project, specifically the stormwater management design, and it turned out really well with being able to separate the properties to function independently to decrease any overflow.

Chairman Farrall asked for any other comments from the submitted review letters and stated that all of the items listed will be a “will comply”, is that correct? Jason Smeland, stated Yes, with exception to the Traffic Engineer in which a comment will be noted on the plans.

Manager DeFinis stated that a few things to note are the developer must make the revisions on the plans, have a stormwater management report, televise the existing sanitary sewer lateral and replace if needed, note the plans for the Traffic Engineer, demo permit, developers’ agreement, intersection improvements to the arch noted at Roosevelt and Girard, approved sewer planning module, and an address that can be recognized in the County CAD system.

A discussion ensued amongst the Planning Commission regarding these recommendations for approval and Chairman Farrall stated that this needs to go back to Council for final approval.

Motion to Consider Granting Final Land Development Approval for the 43 Roosevelt Subdivision and have the Solicitor Draft a Resolution Identifying all Conditions and Obligations

Motion: A motion was made by Larry Burns to Approve Granting Final Land Development Approval for the 43 Roosevelt Subdivision and have the Solicitor Draft a Resolution Identifying all Conditions and Obligations. The motion was seconded by Larry Stevens. The Motion was unanimously approved with a vote of 5-0.

#### 4. Bennetts Court Preliminary Land Development Presentation

Motion: A motion was made by Larry Burns to TABLE the Bennetts Court Preliminary Land Development Review.

The motion was seconded by Larry Stevens. The Motion was unanimously approved with a vote of 5-0.

5. Old Business:

A. Edinburgh Square Land Development Update

Manager DeFinis gave an update on the Edinburgh Square Development and stated that the developer has requested a release of escrow funds which is under review of the Engineer. Manager DeFinis added that the Code Enforcement Officer will issue a letter informing the developer what needs to be done to get the stop work order issued for the property lifted.

A discussion ensued amongst the Planning Commission and the Borough Engineer what is specifically needed from the developer for him to move forward with the escrow release and lifting the stop work order.

B. Codification

Manager DeFinis informed the Planning Commission that the Borough is working through the legal analysis process of the Codification of the Borough with General Code. Manager DeFinis told the Planning Commission to look over the code and if there is anything you want to see modified to please make note and let Jaime Snyder, the Borough Assistant Manager, know.

C. Sewer Lateral Repair Ordinance / Chapter 18

Manager DeFinis stated that the Borough is considering a Sewer Lateral Repair Ordinance that would tie into the property transfer certification that the Borough has in place when a property would go to settlement. Manager DeFinis added that this Ordinance would require private laterals to be televised and if needed, replaced prior to settlement. Manager DeFinis stated that this came from the Chapter 94 Reports from DEP to the Hatfield Township Municipal Authority as a suggestion to help reduce and eliminate the I&I and Borough Council has gone through several drafts of this and have had HTMA and the HTMA Solicitor come in for a presentation on the proposed Ordinance.

A discussion ensued amongst the Planning Commission regarding this Ordinance and the addition of updating similar Ordinances in the Borough regulating commercial properties and / or businesses be mandated to televise every five to ten years.

6. New Business: NONE

7. Action Items: (acted on during 42 Roosevelt Final Land Development Presentation)

8. Next Meeting Monday, July 12, 2021 7:00PM

9. Motion to Adjourn

Motion: A motion was made by Larry Stevens to adjourn the June 14, 2021 Planning Commission Meeting. The Motion seconded by Larry Burns and unanimously approved with a vote of 5-0.

Respectfully Submitted,

Jaime E. Snyder  
Borough Assistant Manager