



**MEETING MINUTES OF THE  
PLANNING COMMISSION OF  
LOWER POTTS GROVE TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA  
April 21, 2014**

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, April 21, 2014. The meeting was called to order by Chair, Frank Cebular, at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair  
Ronald Dinnocenti  
William Wolfgang  
Joseph Groff  
Anthony Cherico - Absent

Edward C. Wagner, Manager  
Chad Camburn, Township Engineer  
Joseph Nixon, MCPC

Mr. Cebular announced the meeting was being recorded.

**APPROVAL OF MINUTES**

Mr. Dinnocenti made a motion to approve the minutes of February 18, 2014. Mr. Wolfgang presented the following amendments to the minutes: On Page 2, “the applicants” should be changed to “the applicant” and “They stated that intended to” should be changed to “They stated they intend to.” Mr. Wolfgang also asked for the correct spelling of the Pottsgrove School District Engineer. Mr. Camburn confirmed it is DeGroot and the spelling will be corrected in the minutes. Mr. Wolfgang seconded the motion to approve the minutes, with amendments, and the motion was unanimously approved. Vote was 4-0 in favor.

**ACCEPTANCE OF NEW APPLICATIONS** – None.

**SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW**

**#2011-07 Sanatoga Marketplace:** Mr. Jay Tornetta addressed the Planning Commission and gave a history of the project. He explained the Sanatoga Marketplace plan was submitted to the Township over 3 years ago and they actually have the PennDOT permit before they have Township Planning Commission approval, which is contrary to the way it is normally done.

Mr. Tornetta provided the full development plans, the full PennDOT approved plans and the “Turkey Hill Plan” (on separate sheets) to the Planning Commission. He believes they have met all requirements and was seeking preliminary/final approval, subject to meeting any other conditions as required by staff. Mr. Tornetta also discussed traffic, sanitary sewer issues and water service for that area.

Mr. Wagner asked how the Planning Commission could approve the plan if they did not know what the waivers are. Mr. Tornetta advised the waivers are all listed on the plan and they have already gotten recommendation letters from staff saying they are in favor of the waivers. Township Engineer Chad Camburn stated for the most part, there are no issues with the internal design of the project and they have no issues with the stormwater plan, layout and all but one of the waivers. He said there is one waiver they would like to have the applicant address regarding the buffering of a neighboring property owned by Mr. Wojton. Mr. Camburn said the applicant is proposing a six-foot fence rather than the tree buffer as required by Township ordinance due to limited grass area between the driveway and property line.

Mr. Tornetta advised they haven't had much conversation with Mr. Wojton but Mr. Wojton is aware of the plans. They have, however, been very active with the other neighbor, the Linsenbiglers. He advised how they have been working together with the Linsenbiglers and have installed a berm on the addition-side of the Linsenbigler's home. Ultimately, the berm will be lowered and they will add vegetation on top of it.

Mr. Wolfgang questioned the lighting for the project and asked if it will affect the neighbors. Mr. Tornetta explained there is a full lighting plan and the periphery light is less than .1 foot candles which is required by Code. Mr. Wagner directed the Commission members to Page 7, which shows the active foot candle.

Mr. Tornetta advised that as part of their economic analysis, they also provided the Township with a full presentation package, with elevation pictures from Mr. Wojton's property and the Linsenbigler's property. Mr. Camburn recalled this site formerly had a large stockpile on it. He commended the developers because as part of getting this site graded out, they had to appease the Linsenbiglers. They installed the berm, which remedied the situation. Mr. Tornetta was very complimentary about the Linsenbiglers.

Mr. Cebular said he reviewed this particular plan before and the only thing he questioned was the waivers. He said he did not remember getting anything from Mr. Camburn regarding the waivers. Mr. Camburn said to keep in mind the last review letter was probably two years ago and, in that letter, the waivers are listed. Mr. Wagner said the last review letter is dated March 16, 2012 and in that letters the waivers are a little different from what is now being proposed. Mr. Tornetta said these plans incorporate all the issues expressed by staff and PennDOT. Mr. Tornetta also met with the Fire Marshal and incorporated his comments as well.

Mr. Camburn asked for a brief overview of what changes were made because of PennDOT. Mr. Tornetta advised they addressed turning off the ramp and coming westbound, some timing issues with the light and a right in, right out access situation into the facility from High Street. They requested a mountable curb vs. painting and a traffic template of the trucks going around the building. Mr. Tornetta further explained that PennDot requested that they create a swale along the area of the building for the collection and rerouting of stormwater. Mr. Tornetta said after an exhaustive review, PennDOT is happy with the plan and issued the permit.

Mr. Camburn had questions regarding the three westbound lanes, which will be converted to two lanes and the eastbound turning lanes and through lanes. Mr. Tornetta explained what will be in done in accordance with PennDOT.

Mr. Dinnocenti asked Mr. Camburn if there is an eastbound turning lane. Mr. Camburn advised there is a designated turning lane, turning left into the development. Mr. Tornetta advised PennDOT would not permit a traffic signal there because it is too close to the intersection (High St. and Rupert Rd.) There was further discussion on entering/exiting the site from Rupert Road. Mr. Tornetta still has to request a 35 foot easement from Turkey Hill and they are asking him for fair compensation for the easement.

Mr. Dinnocenti asked who will provide the water service to the development and Mr. Tornetta advised Pennsylvania American Water. There was further discussion on the water and sewer service.

Mr. Wagner advised there are a few additional waivers on the plan. He will provide a copy of the plan to Joe Nixon, Montgomery County Planning Commission. Mr. Nixon advised he reviewed the plan a few years ago and recalled there were some comments on design features, but nothing that would stop approval of the project.

Mr. Camburn stated the applicant still needs the E&S and NPDES approval from DEP. The Township Engineer approved the Stormwater Management Plan as far as water quality and infiltration; however, they rely on the DEP for the NPDES Permit.

There being no further questions or discussion, Mr. Wolfgang made a motion to approve the waivers as listed on the Sanatoga Marketplace plan. Mr. Dinnocenti seconded the motion and it was unanimously approved. Vote was 4-0 in favor.

Mr. Dinnocenti made a motion to grant Preliminary/Final approval of Application #2011-07 Sanatoga Marketplace, with the stipulation that all permits are secured and all engineering questions and concerns are addressed. Mr. Wolfgang seconded the motion and it unanimously approved. Vote was 4-0 in favor.

Mr. Wagner requested a copy of the PennDOT HOP permit. Mr. Tornetta will provide the HOP permit and the NPDES permit, once it is approved by DEP.

**AUTHORITY BUSINESS** - None

### **PLANNING & ZONING**

**Sanatoga Green** – Mr. Wagner announced the Board of Commissioners will hold a public hearing to received public comment on the GRO & GMU Ordinances on July 7, 2014 at 6:30 p.m.

### **ADJOURNMENT**

There being no further business, Mr. Dinnocenti made a motion to adjourn the meeting. Mr. Wolfgang seconded the motion and it was unanimously approved. Vote was 4-0 in favor. Public meeting adjourned at 6:55 p.m.

Respectfully submitted,

Edward C. Wagner, Township Manager