

January 20, 2021

Members Present: Ed Devenney, Pete Krieger, Ed Tokmajian, Sr., Tom Risich, Joe Domzalski, Will Walker, and Russell G. Benner, Township Engineer

Members Absent: Mike Gabrieli

The meeting came to order at 7:00pm with approximately 2 present in the audience who were the presenters Jake Kaplan and another representative for the Mount Corporation Att.

- 1.) Tom Risich opened the meeting with the Pledge of Allegiance.
- 2.) Tom Risich suggests the motion to have nominated positions of the Chairman, Vice President, and Secretary for the Re-organization of the Planning Commission.
- 3.) Ed Devenney was nominated 4 yays / 0 nays
- 4.) Thomas Risich 2 yays/ 0 nays
- 5.) Secretary Pete 2 yays/ 0 nays
- 6.) Minutes approved 6 yays to 0 nays.

Sketch Plan for Mount Corporation Attn: Jake Kaplan

Location: 1388 Bridgewater Road

Tax Parcel: 02-070-007-001

Request: Warehouse

Expires: None

Jake Kaplan, property owner, presented on behalf of the Mount Corporation for a sketch plan of building a warehouse on the Bridgewater Road and Wells Street after clearing a number of tree previously there to make room for the truck loading stations and driveways to lessen the traffic. The Fire Department previously rejected the proposal and several votes, recommendations to different clients have been made and the corporation will be willing to comply with guidelines presented.

20,000 square foot building will lead into the major intersection will include well dives to compensate for the water pooling at bottom of the hill and asphalt to expand the boarding dock and parking way making it easier to maneuver into the main road. These storage units will connect to the drainage system. The proposal for adding additional asphalt will help alleviate traffic jams on the major intersection and the school bus traffic jams that will occur once post-Covid-19 during the 5/7-school week. Mr. Kaplan responded to the Civil Engineer Russ Benner's inquiry about the traffics issues once during the school bus schedule by adding more space for turns and having the trucks go out earlier or later times.

Ed Devenney questions Fire Department rejection and points out the hazard and fire land issue. Kaplan responds that there has been no Fire Department respond about the issue since 1/6.

Ed Devenney informs him that before the next meeting he needs the approval of both the Traffic and Fire Department and the Approval letter.

The department then went through the preliminary TM pages with TM letter throughout the Board.

Kaplan was in agreement with the 5 or 6 comments in Section C 1-5; 6
The loading and offloading space objected leading dock and parking space and the additional 24 feet under Section D.

Ed Devenney responds about how traffic could back up with school buses and residential areas especially with all the warehouses' trucks leaving at all hours based on deliveries for storage units.

Kaplan presents a Google Earth image showing a similar warehouse where there is 99 feet and 80 feet entrance on similar intersection. It showcases that with a wider entrance, the trucks can maneuver and not be intrusive to traffic.

Township Civil Engineer, Russ Benner, inquires about the wider driveway from a financial investment standpoint. "What is the function? Why should the investment made to convince us to widen the width of asphalt?"

Russ Benner points attention to Section 6, A + B about the 700-780ft being an advantage in the locals in Willow Grove and that the highway gives them more leeway and that Kaplan and the Corporation can consider that in when trying to adapt it in for an area that is busy, narrow, and hilly like the intersection of Wells Drive and Bridgewater.

Ed Tokmajian asked about paving and shifting the building inward from the street a couple feet back so it is not adjacent to the road.

Tom Risich points out that the truck company could encounter too tight turns on the corner between Blanche and Bridgewater Road and clog the road making deliveries difficult for the Corporation.

Ed Devenney asks, "How many trucks would the area keep?"

Kaplan answers, "2-3."

Russ Benner responds that the counterargument to the sketch could be, the logistically variance, financial savings, layout, existing amenities for the truck's movement, and to present a cleaner argument. The 65-75 feet would be a more realistic suggestion.

Will, Pete, and Ed. D. all discuss possibilities that Kaplan can consider for options that would comply to township standards.

Ed Tokmajian suggest pushing the loading deck back by 20 feet and including rubber mats.

Kaplan agrees.

Section 7: List about Bridgewater #1,2,3, and 4 and Kaplan agrees to comply and focus on making it 30 feet wide as baseline before finalizing it in their sketch.

Ed Deveney then indicates the connection between D #5 and C#6 because the centerline and watercourse is 15ft opposed to 30ft.

Ed Deveney asks group to approve waiver as motion and to change it before the formal proposal. 6 yay / 0 nay.

30ft to 15ft needs at least a 7ft gutter spread travelling correctly to prevent the storm water from pooling at the bottom and causing flooding.

Ed Deveney states hill and curves will pool into the curve at where the location is to be built causing flooding for both the warehouse and intersection.

#7 Waiver/ fee in lieu of #8 sidewalk fee.

Russ counters this with stating that the season and weather should also be put into consideration.

#9 is read and Kaplan agrees to consider and comply for the parking area.

#10-15 is read and Kaplan agrees to comply.

Russ Benner asks about water management and suggesting to make the area larger to adjust. 6 yay/ 0 nay.

Peter Krieger asks about the trees that were cut down prematurely.

Kaplan responded that the township gave them a clearing permit and the Bucks County Conservancy and most of what was removed was winter brush.

Ed Tokmajian asks, "Are you replacing per tree?" Do you pay a fee to the tree association? Will you planting replacements in different areas of the district?"

Pete Krieger asked about the original and the copies of permits from the Tree Association.

Kaplan claims that 3/6 of the land permits about the land development have been approved.

Tom Risich inquires about the expiration on the sketch plan and the land permits.

Motion to Adjourn- 6 yay/ 0 nay.

Closing Statements- Sketch Plan

Preliminary Final

C#6 Paving 75% and the water running off

D#5 cause and effect and the waiver needed before the next meeting, the preparation before it brought before the Civil Engineer and Architect, and fire rescue and department's approval before breaking ground.

Meeting adjourned at 8:30pm

Respectfully Submitted,

Ed Deveney, Chairperson

Date

Peter Krieger, Secretary

Date

Elesa Knowles, Recording Secretary

Date