

## Planning Commission- June 21, 2023 – 7:00- 7:58 pm

**Members Present-** Ed Devenney, Kenneth Farrall, Frank Schilling, Will Walker, Peter Krieger, Eles Knowles, Nicole Khan

**Members Absent-** Ed Tokmajian, Joe Domzalski, Mike Gabrieli

**Ed D-** Pledge of Allegiance, Motion to approve last month's minutes May 17, 2023.

**Kenneth Farrall-** Motion to approve last month's Minutes second.

### **Amended Preliminary & Final Land Development & Minor Subdivision for TIC Associates LLC for Location: 4636 Somerton Rd (Phase 1 &2) Proposed: Light Manufacturing/Warehouse Development.**

**Ed Murphy-** Attorney and working alongside the Dynamic Engineering Consultants- Plan Revised- Generic opposed to L-shape. Designed to attract broad manufacturing and industrial users.

**Ed Murphy-** Will comply.

**Ed D-** Waivers were already approved.

**Nicole Khan-** Review the following several waivers:

**Kenneth F. –** Ratified in favor of the same waivers.

**Frank Schilling-** Was not a member prior to the Planning Commission. The previous owner did

**Peter Krieger –** Go over waivers from previous.

Waiver #1- Previous

Waiver #2- Requirement for a planning space, sidewalk, and buffering,

Waiver# 3- Stormwater management for plastic versus concrete.

**Ed D-** Public Comment

No comment

**Pete Krieger-** Motion for Somerton Road.

**Will Walker-** Second

**Ed D-** All in favor, Aye.

Unanimous – Aye. Approved.

### **Preliminary & Final Land Development for Ward Transport & Logistics Group**

#### **Location: 599 Winks La for Proposed Warehousing and Storage**

Attorney Matt McHugh – Ward Transport and Logistics – Warehouse and Storage

Land development alongside Engineer Erik S. Clase

2 Parcels of Land – Expansion and will 40 loading docks

**Kenneth Farrall-** to see it better as a proposal to the public.

**Matt Mc Hugh-** Review letter, overviews and will comply to the waiver and storm water management and June 14<sup>th</sup>, Bucks May 23, 2023, for the curb and sidewalk, May 12 fire Marshall letter, June 2021-

**Ed D-** Open to the board.

**Nicole Khan-** What are they going to seek for variances?

**Matt McHugh** - Perseverance, setback variance for the existing building, side yard setback, barbed wire

**Nicole Khan-** Stormwater perspective, woodland and incursion for the woodlands and provided, inundation and plan for 100-year flood plan and 500-year flood plan? If we make changes and alter the process and design? For the existing plan.

**Ed D. –**

**Matt McHugh-** 2a -variance and requesting.

2b- surface we, modifying.

2c- setback

2d- variance guard shack

2e fencing 6 feet 1-foot barbed wire.

1a- will comply.

1b- waiver relates to details with number of distances.

**Ed D-** Hydrant

**Matt McHugh-** Will comply and provide hydrants.

1b - Partial waiver to allow aerial for site condition and work with Township which does not impact the fire plan.

1c – will comply.

1d- will comply.

#3 curbing

4a- waiver-

4b – will comply.

5- comply with fee in lieu of

6- will comply

**Nicole Khan-** Cover on the pipes, depth of the pipes and do they have ability to hold tractor trailers and trucks for manufacturing equipment.

12 inches of cover.

**Nicole Khan-** Curbing and widening

**Will Walker-** Wanted to clarify to clean up before they go in front of Council

**Kenneth Farrall-** I am okay to move it forward.

**Ed D-** Variance and waivers

**Nicole Khan-** Matching my letter to their, 201-112, 201-104- Sidewalks.

201-41: Prelim/Final,

201-104: widening cartway curbs and sidewalks.

201-106: Grading 3 inch and trees

201-110: curbs

201-111: sidewalks

201-112: Plant strips

196-47: All location with dusty proposal utilities, 400 ' ok 100'

196-61: 18' less pipe, cover depths, stormwater management

Recommendation for beautification in front of the property.

**Ed D-** Based on Nicole and Ken's input, we can make a motion and waivers on our notation.

**Nicole Khan-** We can table it but we can easily reframe the issues with letters.

**Ken F-** Let's open Public Comment.

**Ed D-** Let's open to the Board then Public Comment.

**Frank-** Too messy.

**Will-**

**Peter-** we approve if the waiver gets cleaned up.

**Luke Tornielli (Tar-a-ly- nelli)**

I live at 184 Cover Bridge Road; New Hope PA and it is adjacent in 2 weeks to buy a property on Haunted Lane.

Everything we have is a garage and down water and storm-water management.

Seems amicable.

**Ed D-** I understand the water situation.

**Matt-** Mr. Daly mentioned the noise and storm weather management and spoke with Tim, engineer.

**Ed D-** Stormwater management and you need a retaining area or piping. Nicole has strict rules that create residency safety and don't want to escalate the problem.

**Matt McHugh-** impervious overall, State Street, we can control and manage the resident and issue at hand.

**Luke T.-** I am confident and trust it will get followed through.

**Frank Schilling-** A lot of black tops and no greenery.

**Nicole Khan-** New impervious surface and the no access point for the parcel.

**Matt McHugh-** Look at existing side and re-striping to handle 50% of woodland and need an underwater basin.

**Luke T-** South of them and the creek is behind me. Stormwater can go into the creek and could we give them an easement to put the water to the side.

**Pete Krieger-** Front of shrubbery considering the residency.

**Frank-** The beautification of the building will boost morale in the area.

**Ed D-** Progression of the job, the storm weather overrules the beautification and greenery should be a priority.

**Kenn Farrall-** A clean letter and work towards transferring our necessary and essential needs.

**Krieger-** Grateful for recommendation and willing to work.

**Ed D-** Motion to approve this project.

**Will Walker-** Motion to approve this project and list of waivers to add in,

Recommendation and storm weather and greenery and work with the neighbors on Haunted Lane

Motion to Adjourn- **Ed D.**

Motion Approved -8pm