

**REGULAR MEETING PLANNING COMMISSION
2400 BYBERRY ROAD, BENSLEM, PA 19020**

March 20, 2019

Members Present: Harry Kramer, Tom Risich, Pete Krieger, Joe Domzalski, Mike Gabriel and Ron Gans, Township Engineer.

Members Absent: Ed Tockmajian, Sr. and Ed Devenney

The meeting came to order at 7:06 pm with approximately 20 people present in the audience.

1. Harry Kramer opened the meeting with the Pledge of Allegiance.
2. Harry Kramer for a Motion to Approve the February 27, 2019 minutes, Tom Risich approved the minutes and Mike Gabriel seconded. Pete Krieger and Joe Domzalski abstained. Minutes were approved 3-0-2.

3. Rezoning for 2201 Street Road LLC

Location: 2201 Street Road (Former Neil Armstrong School)

Tax Parcel: 02-033-026

Rezone from: R-11, Residential

Rezone to: SRMU, Street Road Mixed Use Overlay District.

Ed Merch Joseph Pico present on behalf of the applicant. The subject parcel is a 30.345 acre tract housing the vacant Neil A. Armstrong Middle School on the north side of street road opposite of Asbury Avenue. The mixed-use development known as "The Hub" is proposed for a commercial component of approximately 20 acres, along the Street Road Frontage and residential component of approximately 10 acres located behind the commercial component.

There are 16 structures proposed in the commercial component with a total footprint coverage of 205710 sq. ft. the total square footage accounting for buildings multiple stories is approximately 326,660 Sq. ft. with 981 parking spaces. Provided parking consists of 265 residential gated spaces in the 82 town house garage spaces.

There are two proposed access points on Street Road one on Hulmeville Road and two on the adjacent property to the West the PRS 08 concept plan shows only one access to the adjacent property

Harry opens up to the board for questions.

Mike Gabriel asks "How is your action tier plan environmentally conscious?"

Joseph answers "Storm water management will infiltrate back into the environment."

Harry Kramer states "You have the right to request all 7 members and request a continuance" They declined and are content with the current board.

Harry Kramer asked if there were any questions or comments regarding the Bucks County Planning Report. None.

Mike Gabriel stated "I'm concerned about a lot of vacant property. How is your plan attractive and what is the goal to fill, responsible to the needs of the community? Joseph Pico replied "Walking paths connect Apartments north to Byberry to Philadelphia Mills."

Pete Krieger requested to go over Residential. Joseph Pico replied "36 Townhomes, 120 condos, total residential. 72 garage parking spaces not totaled in. There will be parking fields, retail parking, retention pond, and benches Great for mental health & smart growth. More access points of entry. John Perisi, Consultant, estimates public will stay on site 3 to 4 hours.

Harry Kramer opens public portion
Stacey Champion, 623 Ashton Road

Hansell drive has 22 homes on 14 acres. 1500 trips. More traffic. We do not need 8 movie theaters. I'm upset to see covered cricks. I'm disappointed to see all these parking lots at empty stores and offices on Street Road, Horizon Avenue and Neshaminy Mall. It just takes away so much open space. We do not need another Wawa.

Kathleen McAdams, 2766 Murray Avenue

I'm concerned with the traffic and congestion. So many accidents Galloway. Seems excessive.

Sam Lee, 3000 Donallen Drive

I'm the School District Superintendent. Here to support the Schools Districts application for zoning consideration tonight. This is a 33 acre track with an 85,000 sq. ft. vacant building, not a school since 2005, no district activity shutdown 2011. The transfer of this property will generate significant proceeds for school district for capital interests, roofs for elementary schools and school buses. Anxiously hope, await and anticipate this transfer. It's good for the district and good for the kids.

Robert Homolka, 3213 Whitney Court

I've been resident for 50 years. Please no more Cinemas. Getting out of Kohl's is a nightmare with the car wash. Will taxes go down? I'm requesting the board decline for better uses. Ridiculous traffic. We do not need any more Wawa's.

Harry Kramer states "By state law, not permitted to lower taxes."

Colleen Slaweski, 2032 Hansell Drive

I'm worried about cut through traffic between Hulmeville and Street Roads. Stopping the traffic flow. We should use speed control and speed bumps.

Ron Gans replied "No speed bumps due to snow plows."

Public comment closed.

Harry Kramer reopens hearing to any further questions from the Board.

Pete Krieger stated "I don't think it's going to work, too large of a plan, way too ambitious for the Township"

Pete Krieger motions to Deny, Tom Risich seconds. Harry Kramer States "While attractive, oversaturation of development, 85% is ridiculous. This can be reworked. Motion to Deny, approved 5-0"

4. Proposed Text Amendment to Zoning Ordinance

Presenting on behalf of applicant, Dave Fleming, Civil Engineer; Consultant, Len Ponsia, Developer; Peter Stanfill, Architect; Marc Roth, McMahan Associates Traffic Consultant

Met with neighbors, plans reflect their concerns. Connection points Bristol Pike to internal loops and spine roads features connection to adjoining Street to improve access. Drainage slope down to 95. Storm water has necessary infrastructure for support.

1st Component: There will be open space adjoining existing cemetery plus adjacent space.

2nd Component: Shrine and buildings to be preserved.

3rd Component: Carriage home town houses will have connections to first circulation route.

4th Component: Housing senior living apartments northeast side near basin facing Bristol Pike include active adult Apartments Assisted Living Memory Care 80 units Independent Living 175 units.

Pete Krieger asked for an overview of The Assisted Living Memory Care Floor plan. Len Ponsia, Developer supplied: facilities to residence include kitchen, dining, Lounge area 572 sq. ft., 587 sq. ft. TV room, 647 sq. ft. Art room, 1521 dining room, 337 sq. ft. doctor's office, 500 sq. ft. physical therapy office, and a 434 sq. ft. hair salon. The Independent Living Residence materials will be complementary to existing structures. There will be two restaurants 3000 sq. ft., 457 sq. ft. Dining Room, 2262 sq. ft. Kitchen, 796 sq. ft. Café, 1662 sq. ft.

, 429 sq. ft. Gift Shop, 442 sq. ft. Shipment Room, 697 sq. ft. Salon Spa, 840 sq. ft. Yoga Room, 1109 sq. ft. Fitness Room, 462 sq. ft. Locker/Employee Room, and a 3106 sq. ft. indoor pool.

Mike Gabriel asked "Will this be open to the public?" Len Ponsia replied "Yes."

Pete Krieger inquired about the Townhomes. Len Ponsia replied "same materials yes, one-car garage, living, dining room, kitchen, master bedroom, laundry, powder room, bedrooms on the second floor, crown molding, hi hat lighting, fireplace, kitchen looking into the dining room."

Harry Kramer states "You have the right to request all 7 members and request a continuance" They declined and are content with the current board.

Mike Gabriel stated "The other neighbors were neglected and there was focus on the south. I'm concerned about applying more sidewalks on Bristol Road side. We need more accessibility. This helps reduce the flow of traffic or bike lanes or paths. Reducing vehicle traffic is a major concern." Len Ponsia stated "Not a gated community, safe crosswalks and there is a Pen Dot program in place. Ron Gans stated "When this reaches Land Development stage, curbs and sidewalks will be constructed."

Harry Kramer announces public portion open.

Kathleen Friend McAdams, 2766 Murray Avenue

Seems excessive should be much smaller traffic extreme

Jill Freeman, 1100 Gravel Pike

I lived in Andalusia 72 years and it's too much traffic. I can only make a right on Gravel Pike

Teresa Crowley: 223 Sparrow Pike

I like the idea of a Memory Care Center. I like sidewalks. No alcohol in the lounge, make it a juice bar. I feel we need something for the seniors. I like to listen to the church bells, it's serenity for The Neighbors. If it will be 55 and older I'm all for it. We had the Pope visit, we had church services and once active employees... we always had a lot of traffic. I would rather see ranch homes and also elevators instead of second floor townhomes.

Stephen Morris 2290 Galloway Road

I worked at the motherhouse for 17 years. The traffic light was a big help at Bristol Road. I understand traffic concerns. The access road will help to lessen the left hand turn. Hearing about the sidewalks and ample parking in the compound is good for residents. I'm concerned about the checks and balances, the developer can't change, but the township can. I like to see an assurance the public has access to plans. I don't like the 90 Townhomes.

Robert Homolka, 3213 Whitney Court

Page 6 Paragraph 3 10.10, development regulation 3B, townhouses 15%, look at summary at council meeting. It should say "or 90 townhouses" please add page 7 subparagraph to the sidewalks. It never comments sidewalks on Frontage of property. Concerned that the Bristol Road mile marker not be moved for Historical Society fall under historic structures was that addressed to the order page eight historic structure historic resources overlay could not find listed with the ordinance also historic structures get demolished public comment should be added on historical National register

Harry Kramer stated "This board cannot add to ordinance, it can only make a recommendation."

Bonnie Lawrence, 2047 New York Avenue

Concerned about what they're going to do if they can't rent to 55 and over why is there a second floor for seniors it's too much

Rich Gallagher, 925 Clairmont Avenue

Create Zone as multiple use in 42 Acres spot why can't you subdivide their commercial y-zone entire 42 Acres unconcerned now you said president that any developer come in

Deborah Gallagher, 925 Claremont Avenue

Supports Continuing Care from Independent to Assisted to Memory. I don't agree with Townhomes and the fact that they are blocking the view. I feel it should stay institutional.

Harry Kramer announces public portion closed.

Joe Dombrowski "Sounds like a great plan but concerns with traffic Hulmeville Road and Route 13"

Traffic engineer confirms this will generate traffic but Memory Care Assisted Living will have little to no traffic, not during peak hours.

Joe Dombrowski asks "When it will be done?" February or March of next year.

Tom Risich states "There's an accident every half hour on Street Road, backed up two lights, cannot make a left, can only make right. To me it's too much. What about emergency vehicles? I don't see how it can work."

Pete Krieger states "Nice presentation but more over development, keep zoning institutional, less impact on residents."

Tom Risich states "Open institutional, least of the traffic generators. The advantage makes sense to rezone, less impact on the residents. Exam traffic concerns. Preserve impact.

Harry Kramer states "Plan looks aggressive."

Harry Kramer suggests a Motion to Approve the Ordinance for consideration to the Board for the Saint Katherine Drexel Property with the following recommendations to the Bensalem Council:

Item B, Use & Dwelling Mix, add "or 90 townhouses"

Item 4A, Density, Maximum reduced to 10

Item 6, Impervious Surface, reduce to 50%

Item 11, Sidewalks be placed on all sides of internal roads

Bristol Road Mile marker be protected/maintained once curbs and sidewalks are installed.

Item 13, Historic Structures re the final sentence: In no case shall a restored structure be demolished without approval of Town Council ...please add "Public comment should always be taken before any action is taken by council."

Harry Kramer "I will call the roll"

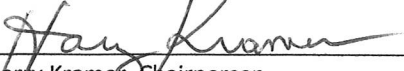
Mike Gabriel	YES
Joe Domzalski	NO
Tom Risich	NO
Pete Krieger	NO
Harry Kramer	YES

The Motion is a fail, 2-3 vote.

5. Adjournment

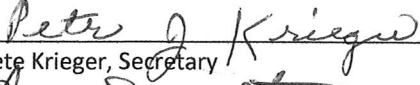
Harry Kramer requests a Motion from the board. Tom Risich made a Motion to Adjourn. Mike Gabriel seconded. Motion approved 5-0. Meeting adjourned at 10:05 p.m.

Respectfully Submitted,



Harry Kramer, Chairperson

4-17-19
Date



Pete Krieger, Secretary

4-17-19
Date



Bonnie Martin, Recording Secretary

Date