

**LOWER PROVIDENCE TOWNSHIP
PLANNING COMMISSION MEETING
DECEMBER 22, 2021, MEETING MINUTES**

1) Call to Order

- A) Chairman Kuberski called the Zoom Virtual meeting to order at 7:18 p.m. (Delayed due to technical difficulties.)

2) Roll Call:

- A) The following board members were in attendance: Mr. William Brooke, Ms. Virginia Kricun, Mr. Mark Kuberski, Ms. Susan LaPenta, and Ms. Kristina O'Donnell.
- B) Also in attendance: Mr. Michael Mrozinski, Community Development Director; Mr. Peter MacFarland, Board of Supervisors' Liaison; Mr. Peter Nelson, Solicitor; Mr. Tim Woodrow, Woodrow & Associates. Mr. Casey Moore, McMahon Associates, Mr. John Miklos, MCPC

3) Approval of Planning Commission Meeting Minutes of April 28, 2021.

- A) **MOTION:** Motion by W. Brooke, second by K. O'Donnell to move the minutes of April 28, 2021, into the record. The motion *passed 5-0*.

4) New Business – Consideration of S-21-01 preliminary/final major land development plans for Anthony Branca, 420, 426, 428 Church Road.

After summarization of the proposed project & responses by consultants, M. Kuberski read the detail of each waiver request.

A) Requested Waivers:

1. §123-18. A.(3)(p) – To allow the Planting Plan to be signed and sealed by a Professional Engineer in lieu of a landscape architect. **Motion to recommend granting the waiver** conditioned on TCA reviewing and approving the plan 4-0
2. **§123-33** – To provide sidewalk only along the one side (inside) of Sky Circle, being along the Open Space “C” Frontage. Motion to recommend granting waiver request conditioned on funds being used to connect sidewalk from Sky to Walker, subject to the Township assisting in obtaining the required easements from property owners. Path may be bituminous 3-0
3. **§123-33. A** – To allow sidewalk along Church Road to be located four feet from the curb line in lieu of the required five feet minimum. Motion to recommend granting waiver 4-0
4. **§123-36. A.(2)(d)** – To allow the common driveway on Lots No 1 and 2 to be located less than five feet from the property line in lieu of the required five feet minimum. **Motion to recommend granting 4-0.**
5. **§123-52 – Waiver request concerning the planting of street trees was withdrawn by applicant**

6. **§129-19. C. (2)** – To allow the use of high-density polyethylene pipe with an essentially smooth interior wall (HDPE) in lieu of reinforced concrete pipe-strength class III (RCP).

Motion to recommend granting conditioned on pipes in streets being concrete 4-0

Ms. Kricun expressed wish to abstain from all votes due to difficulty hearing due to technical difficulties for Zoom participants. The applicant indicated their intention to comply with the remaining outstanding comments in the review letters. The applicant will work with McMahon to calculate traffic impact. A separate plan for design of Open Space C is to be prepared. The applicant is to put forth sustainability options. The Commission offered to recommend preliminary/final plan approval 4-0

5) Public Participation

Robert Dodds, 3037 Walker Ln raised concerns about open space, stormwater across the water tower lot, the general intensity of development, change in zoning, and traffic. He requested a 30-40 feet wide buffer along Eskie Park

Andrea Miriam, 391 Church Rd raised concerns about traffic quantity and speed. Also, signage. She raised concerns about the safety of the stormwater basin. The applicant's consultants attempted to answer.

Dave Laganelli, 400 Church Rd., inquired about the path of stormwater and the plans for maintaining and replacing trees.

Ted (Joe) and Lisa Bugda, 3101 Sky Drive inquired about driveway spacing, no parking on Church Road, stormwater, and access to review letters.

John Couchara, 516 Church Rd spoke about the poor condition of existing trees

Rick Elder, 3002 Concord Cir., spoke about the poor quality of the audio at the meeting. He also spoke about stormwater/ perc testing and cut-through traffic on Sky Drive

6) Motion to Adjourn:

A) **MOTION:** Motion made to adjourn. The motion *passed* 5-0. Meeting adjourned at 9:33 PM.

Next Scheduled Meeting: January 26, 2022 – 7:00 PM