

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of March 16, 2022**

Present: Craig Melograno, Chairman Steve Ware, Interim Zoning Officer
 Rich Valiga, Vice-Chair Patty Furber, B&Z Administrator
 Maureen Nunn Ed Brown, Gilmore & Associates
 Rusty Beardsley

Absent: Stephen Paccione, Danielle Porreca, Joel Mayor

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

Approval of Minutes: February 16, 2022

A motion was made by Mr. Beardsley and seconded by Mr. Valiga to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of February 16, 2022. The motion carried unanimously.

Subdivision/Land Development:

1501 Cedar Hill Rd.
2-lot Subdivision

#22-02SUBD

Present for the applicant was Mr. Tim Woodrow from Woodrow & Associates. Mr. Woodrow explained to the board about the 2-lot subdivision that is located on 3.4 acres and zoned A-1 residential. Mr. Woodrow explained that this lot is considered a flag lot with a flag pole strip. Mr. Woodrow informed the board that the applicant recently went to the Zoning Hearing Board and received approval with the following conditions... the cartway must provide access to the new dwelling be no narrower than 16’ and the new dwelling must be equipped with automatic sprinklers. Mr. Woodrow informed the board that about 15,000 of open space would be offered to the township, the deed of transfer would be completed prior to the recording of the plan.

Mr. Woodrow stated that the applicant would comply with all comments from Gilmore’s review letter dated March 10th, except for the widening and curbing. The applicant would like to defer that to when the permit application is submitted. Mr. Melograno wanted to know what is meant by “deferral”. Mr. Woodrow explained that “deferral”

doesn't mean that his client will not comply, and it's not a waiver, it's just that his client would like to wait until the lot is sold and the building permit has been submitted.

Mr. Woodrow explained to the board that his client did remove some trees that were diseased and some dead ash trees over the last couple of years. Gilmore suggested in their review letter that the applicant should hire an arborist to evaluate the density of what has been cleared to come up with a number for either a fee-in-lieu or tree replacement.

Mr. Melograno explained that it would be hard to give any sort of approval since the applicant is requesting pretty significant waivers and deferrals, without showing any sort of real plan. Mr. Woodrow explained that his client is only seeking two waivers... to allow a prelim/final application (which isn't necessary for a minor subdivision) and allow the use of an aerial photograph for the existing conditions of the 400-foot surrounding area and the tree calculations. Mr. Woodrow stated that they would install widening, curbing, sidewalk, tree replacement and pay the traffic impact fee, but again would like all these to be deferred to the time of building permit application has been submitted. Mr. Brown explained to the board that the applicant would post a construction escrow for the improvements.

Mr. Melograno stated that it should be up to the Board of Supervisors to come up with a percentage for the escrow amount and how much would be acceptable. Mr. Valiga asked regarding a possible trail connection? Mr. Woodrow explained that there really isn't anyway any way to make a connection to the trail since it's located on the other side of the stream through a wooded area.

Mr. Woodrow agreed with Mr. Melograno, stating that he should put more effort into the plans. Mr. Woodrow stated that he will revise the plans to show improvements, how the lot will be serviced by public sewer, easements, stormwater improvements, a footprint of a rain garden and hire an arborist to come up with a tree replacement number, prior to proceeding to the Board of Supervisors. Mr. Melograno informed Mr. Woodrow that he will have to come back to the P.C. with the revised plans since he will not be receiving a recommendation tonight.

Mr. Woodrow stated that he will return to the P.C. within a month or two with his revised plans.



ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30 P.M.

Respectfully submitted,
Patty Furber, Secretary