

**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
Minutes of November 20, 2019**

<b><u>Present:</u></b> Craig Melograno, Chairman Michael Twersky, Vice-Chair Patricia Latimer Joel Mayor Rich Valiga Danielle Porreca Rusty Beardsley	Ken Amey, Zoning Officer Patty Furber, B&Z Administrator Ed Brown, Gilmore & Associates Chad Dixon, McMahon Associates Michele Fountain, CKS Engineers
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**Absent:**

**Call to Order:**

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

**Approval of Minutes: September 18, 2019**

A motion was made by Mr. Mayor and seconded by Ms. Latimer to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of September 18, 2019. The motion carried unanimously.

**Subdivision/Land Development**

**Introduction**

**#19-07SUBD**

**3-lot Subdivision - Sparango  
1217 N. Bethlehem Pike**

Present for the introduction was Ms. Susan Rice from Stout-Tacconelli Associates and the applicant, Ms. Mary Sparango. Ms. Rice described the proposed subdivision, which consists of three carriage homes on a 1.2 acre parcel. Access to the adjoining carriage home community was not approved by its HOA and, therefore, the proposed homes will access Bethlehem Pike using a new driveway located on the northern edge of the property. A zoning variance for tract area has already been granted. Mr. Beardsley asked about the approximate sq. footage of the homes and Ms. Sparango replied that they will be 2-story with living space of approximately 3,000 sq. feet each. The applicant will be back in front of the board after their review letters have been received and reviewed.



**Introduction**

**#19-08SUBD**

**3-lot Subdivision - Hunt Seat Associates  
Hunt Seat Drive**

Present for the introduction was Mr. Tim Woodrow of Woodrow & Associates and the applicant, Mr. Phil Guidi. Mr. Woodrow explained that the property involved is a five acre parcel adjoining the Penllyn Club and fronting on Hunt Seat Drive. This proposal would create three new building lots, each of which would be developed with a custom home. Stormwater conveyance is being designed as part of this subdivision; however, details of stormwater management and grading will be individually designed for each home when building permit applications are submitted.

Mr. Woodrow told the planning commission that there is an agreement between the Penllyn Club and the Guidis to provide buffer plantings on club property behind the lots. Mr. Melograno asked about tree removal calculations and Mr. Woodrow stated that the calculations would be provided. He added that this property is not heavily wooded and improvements would be designed to preserve as many trees as possible. The applicant will be back in front of the board after review letters have been received and reviewed.



**Waiver of Land Development**

**Janssen Temporary Parking  
1400 McKean Rd.**

Ed Brown recused himself due to a conflict in engineer and Ms. Michele Fountain from CKS took his place at the dais.

Janssen was represented by Mr. John Walko from HRMML, Mr. Kevin Selger from Gilmore Associates and Mr. Jim Lilly from the Spring House Janssen campus. Mr. Walko informed the board that a waiver of land development is being requested for 3 temporary parking areas with a total of 137 parking spaces. Mr. Walko added that Janssen will be submitting a future land development application for permanent parking lots which will have 305 permanent spaces. The temporary parking will be removed upon completion of the permanent parking. Mr. Selger stated that lots will be located at the back part of the campus facing Route 309 in existing grass areas. He stated that the 10-year master plan was approved with 3,594 spaces and they currently have 1,800 spaces. Even with the new parking areas, the total will be well under the

number approved. Mr. Walko stated that Janssen hopes to get the permanent parking underway soon and these temporary areas will tide them over until they do. If they receive approval from the Board of Supervisors in December for the temporary parking, they hope to have it installed by January. Mr. Selger stated that once the permanent parking is in place the temporary spaces would be returned to grass. Mr. Melograno stressed the importance of having a time limit for removal of the temporary spaces. Mr. Melograno also asked for more detail regarding parking calculations that resulted in the number of spaces shown on the 2009 master plan and similar calculations for the number now proposed. Mr. Segler said they would include a complete parking tabulation with the plan submission for permanent parking.

In response to a question from the audience, Mr. Selger noted that stormwater would be controlled by rain gardens, underground basins and the central pond. Stormwater runoff from the temporary areas would be handled by existing facilities.

After a brief discussion, a motion was made by Mr. Valiga and seconded by Mr. Beardsley to recommend a waiver of land development to the Board of Supervisors conditioned on the following:

- 1) All temporary parking areas must be removed within 18 months from issue of grading permit or 9 months from completion of permanent parking areas, whichever occurs first;
- 2) Janssen will contribute their share of the cost to prepare a traffic study for McKean Road;
- 3) As part of this project Janssen agrees to clean out the culverts crossing McKean Road at Warren and Wooded Pond Roads.

The motion passed with a 7-0 vote.



**Land Development**  
**Foulkeways Residential "S" Unit Expansion**  
**1120 Meetinghouse Rd.**

**#19-06LD**

Present for the applicant was Mr. Tim Woodrow from Woodrow & Associates, Mr. John Walko from HRMML, Mr. Bill Durbin and Mr. Phil Debaun from Foulkeways. Mr. Walko stated they are in front of the board for approval of six new units and a lot consolidation. Mr. Woodrow explained that the original "S1 and S2" units will remain with upgrades. There will be 4 new units, with a retaining wall to separate the units

from Meetinghouse Road, and an existing house on Meetinghouse will be replaced with a new 3 unit building.

Mr. Woodrow submitted a list of requested waivers which include: Right-of-way questions on Meetinghouse Road; street trees; credit for trees recently planted; sidewalks along perimeter roads; placement of concrete monuments; and stormwater piping sizes. A site visit will be arranged for township staff to review these items first-hand.

Mr. Dixon did not see any significant traffic issues but said he wants to review the requested waiver of right-of-way and would look at existing trails and possible connections. Mr. Durbin informed the board that he met with Mr. Comly earlier in the day to discuss the fire alarm and full wet sprinkler systems. Mr. Durbin stated they will comply with Mr. Comly’s email dated November 20, 2019. Mr. Twersky noted that construction access must be planned so as not to blocked emergency access. Mr. Melograno suggested Mr. Woodrow address the following: The trees around perimeter of the property, emergency access, and trail connections along Meetinghouse Road.

Mr. Woodrow will revise the plans to incorporate the board’s comments and will return to the planning commission at a later date.



**Lower Gwynedd Township  
Sign Ordinance**

The board commented on the latest draft of the ordinance. Mr. Twersky said there should be provision in the ordinance to allow HOA’s to have stricter regulations than the township. He is also concerned that regulation of holiday lights may be a first amendment issue, and feels that other prohibitions in the ordinance would not be enforceable and may not even be advisable. Mr. Twersky also feels that Section 1292.18 (F) may present a constitutional problem. The planning commission felt the ordinance should focus more on commercial than residential. Mr. Amey said these comments will go back the building and zoning subcommittee for review and consideration. Mr. Twersky stated that he would like to get Mr. Garrity’s opinion on the constitutional issues.



**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:00 P.M.

Respectfully submitted,  
Patty Furber,  
Secretary