

**East Vincent Township
Planning Commission Meeting Minutes
April 19, 2022 7:00 PM**

Chairman Austin Hodge opened the meeting with the Pledge of Allegiance at 7:00 PM. Also, in attendance was: Rocky Roeger, Vice-Chairman; Nev Lynch, Member; Bill Hoffman, Member; Nicole Keegan, Member, Chris Orzechowski, Member; Rachael Griffith, Member; Catherine Ricardo, Township Manager; and Ray Ott, Township Land Planner.

1. Minutes of February 15, 2022:

Motion to approve the minutes as presented.

Moved: B. Hoffman

Second: R. Roeger

Vote: Unanimous

2. Reports:

The Engineer's Report and Board of Supervisors minutes were received. There was no action taken on this agenda item.

3. Miscellaneous Discussion

A. Presentation from French & Pickering

A Hodge stated that Bill Gladden and Pam Brown from French & Pickering are present to make a brief presentation to the Planning Commission about what services they offer and how they assist communities. A. Hodge stated that French and Pickering works collaboratively with individual landowners, local and state government, and other conservation organizations to ensure the preservation of the French & Pickering Creek Watersheds, which contain some of the most scenic lands in Pennsylvania.

4. New Business

A. Act 537 Special Study – Brown Drive/Old Schuylkill Road Sewer Expansion

A Hodge stated that the Township has prepared an Act 537 Sewage Facilities Planning – Special Study for the Brown Drive/Old Schuylkill Road sanitary sewer project which will serve approximately 49 homes in the Veterans Center sewer service area. A. Hodge stated that this special study provides the planning necessary for the Brown Drive/Old Schuylkill Road sanitary sewer project. A. Hodge stated that the project proposes the extension of public sewers to serve portions of Old Schuylkill Road, Brown Drive, Shady Lane, and Schuylkill Road. R. Griffith stated that the sewer service area stops just before the proposed park, and it might be nice to connect. C. Ricardo stated that would have to be something that would originate from East Coventry, and they would have to make that request to the Township. C. Ricardo stated that they do know and have not approached the Township to request connection. C. Ricardo stated that PennVest is available for residents to get help paying for the sewer connection.

Public Comment:

- **Steve Hacker of Brown Drive:** S. Hacker stated that he talked to a fellow resident who looked into PennVest. S. Hacker stated that PennVest only offers up to \$25,000 loan and it can be paid back over 20 years. S. Hacker stated that you need to have a letter stating that you need to hook up to the sewer system before they will consider you. S. Hacker stated that

he has been after this for 30 years trying to get Brown Drive and Old Schuylkill Road connected to sewer, it will really improve property values.

- **Mark Watkins of Old Schuylkill Road:** M. Watkins stated that they recently applied for the 504 Home Repair Program from the USDA and were denied. M. Watkins asked if PennVest has an income requirement. C. Ricardo stated that they do not have an income requirement. M. Watkins asked if the contractors have to be licensed that do the preliminary work on the property. C. Ricardo stated that if you go the PennVest route they prequalify contractors, contractors can be added to that list as long as they qualify.
- **Robert Hall of Old Schuylkill Road:** R. Hall stated that he spoke with a PA Wastewater Engineer and he said the Townships that he has worked in have stocked pumps in the event of failure, is that in the plans for this project? C. Ricardo stated that the intention at this time is for the Township to purchase grinder pumps and have them available to the residents. R. Hall asked for confirmation if the Township is liening the properties that are in the service area but are vacant. C. Ricardo stated that the vacant properties that are unimproved are not apart of the calculation to be served at this time. C. Ricardo stated that the properties that are unimproved at this time will have the chance to connect in the future. R. Hall asked when the final specs will be available. C. Ricardo stated that when the project is bid and the construction documents are finalized they will be provided later this summer. R. Hall asked if the mandatory connection ordinance was approved yet. C. Ricardo stated that it is already an established ordinance. R. Hall asked who will pay for East Coventry to be apart of the connection. A. Hodge stated that East Coventry is not apart of the study. C. Ricardo stated that the public will be provided the project schedule once it is updated.
- **Marietta Gies of Keen Road:** M. Gies asked if this will affect the Parkerford Tavern and will the Township pick up the cost even though no one is living there. C. Ricardo stated that yes it will be affected and the Township will cover the cost.

There was no action taken on this agenda item.

B. 506 Park Road and 150 S. Wall Street – Final Major Subdivision Land Development Plan

Present: Marc Petrucelli, Owner

A. Hodge stated that at the July 20, 2021, meeting the Planning Commission recommended approval of the amended Preliminary Major Subdivision and Land Development Application for 506 Park Road and 150 S. Wall Street to construct fourteen (14) new townhouses which includes proposed lot 1 and lot 16 as existing detached single-family dwellings, and recommendations to grant waivers.

M. Petrucelli stated that he is getting an agreement together with Spring City Borough and the Township for sewer service. M. Petrucelli stated that not much has changed with this plan. C. VanHise stated that M. Petrucelli is before the Planning Commission tonight to ask for Conditional Final Approval. M. Petrucelli asked if that will move the project along. B. Hoffman stated that Conditional Final Approval will move the project along.

R. Griffith asked about the Open Space on the plan, states that the Open Space can be dedicated to the Township if they want it. M. Petrucelli stated that he is willing to have the Open Space

dedicated to the Township. Members of the Planning Commission generally agreed that due to the location of the open space it made sense to have it under ownership of the HOA.

Motion to recommend approval of the Final Major Subdivision and Land Development Application of Marc Petrucelli, Christopher Long, Edward Long, and Judith Long, for 506 Park Road and 150 S. Wall Street to construct 14 new townhouses which includes proposed lot 1 and lot 16 as existing detached single family dwellings, as shown on plans prepared by Commonwealth Engineers, Inc. prepared July 27, 2015, last revised December 8, 2021, consisting of 15 sheets, conditioned as follows:

- Satisfactory compliance with the Township Professional reviews as follows:
 - Township Engineer Review dated February 8, 2022;
 - Township Land Planner Review dated February 8, 2022;
 - Township Sewer Engineer Review dated January 19, 2022;
 - Liberty Fire Chief Review dated June 21, 2021;
- Recommending granting of the following waivers:
 - Dead-end streets shall be prohibited or as designed as cul-de-sacs and dedicated to the Township. (S.O. Section 22-405.7)
 - Any subdivision of more than five (5) lots shall be required to provide more than one public street connection. (S.O. Section 22-405.13)
 - Streets entering from opposite sides of another street shall be located at least 200 feet apart. (S.O. Section 22-410.4)
 - New streets shall have a minimum of 440 feet of clear sight distance in either direction when intersecting 35 mph streets. (S.O. Section 22-410.7)
 - Cul-de-sac streets shall be provided with a turnaround area having a minimum outside diameter of 167 feet and a minimum diameter of 135 feet, with a minimum inside right-of-way of 100 feet and a minimum outside right-of-way of 200 feet and be curbed with mountable concrete curb. (S.O. Section 22-411.7)
 - The Basin Riser shall extend to one foot below the crest elevation of the emergency spillway. (S.W.M.O Section 23-311.7.B)
 - Anti-seep collars shall extend a minimum of two feet beyond the outside of the basin outlet pipe. (S.W.M.O Section 23-311.7.E)
 - A minimum grade of 2% shall be maintained for sheet flow in a basin bottom. (S.W.M.O Section 23-311.7.I)
 - The toe slope for a basin shall not be less than 25 feet from a property line. (S.W.M.O Section 23-311.7.K.3.c)
 - The minimum required right-of-way width of a private street is 50 feet. (S.O. Sections 22-406.1 and 22-417.B)
 - Proposed street intersections shall follow a straight horizontal course for 100 feet. (S.O. Section 22-410.12)
 - A 0.2 minimum footcandle lighting level is required along low vehicular multi-family residential streets. (S.O. Section 22-414)
- Recommending granting a partial waiver and requiring a fee in-lieu of:
 - Sidewalks are required on all streets within 1,000 feet of and leading to a school. Sidewalks shall be provided on both sides of new streets in residential subdivisions or land developments. (S.O. Section 22-421.1)

- Board of Supervisors approval of certain stormwater management facilities to be located within Restricted Open Space Areas;
- Applicant obtaining any and all necessary approvals from the Township, Spring City Borough, and PA DEP for the collection, conveyance, and treatment of sewerage to be provide via connection to Spring City Borough’s public sewer system;
- Applicant obtaining written confirmation for the site accessibility for emergency access shown on the final plan is acceptable and approved by the Township Building Code Official and the Fire Marshal.
- Prior to release Final Plans for recording, Applicant shall secure any and all required third-party approvals, including but not limited to the following:
 - NPDES Permit from PA DEP
 - Erosion and Sediment Permit from Chester County Conservation District
 - PennDOT Highway Occupancy Permit
 - Sewage Facilities Planning Approval from PA DEP
 - Letter of Service from PA American Water
 - Letter of Approval from Liberty Fire Department
- Applicant amending the plans to indicate the trail and open space are only for the use of the residents of this community and will be privately owned and maintained;
- All dwellings, with the exception of the existing home on Parcel A (Lot 1) which is not being required to connect to public sewer at this time, shall be connected to the public sewer system in a manner and location as approved by the Township and the Owner shall pay the connection fee (tapping fee) as applicable at the time of the submission of the grading permit for the first dwelling in each group of dwellings.
- Prior to release of the Final Plans for recording, Applicant shall contribute \$11,000 to the Township for fee in lieu of dedicated open space;
- Prior to release and recording of the Final Plans, the Owner shall execute and deliver of a Development Agreement and Security Agreement, together with the posting of adequate financial security, all in form and amount satisfactory to the Township.
- Prior to release and recording of the Final Plans, the Owner shall submit a form of Stormwater Controls Best Management Practices and Operations & Maintenance Agreement, for review and approval, together with the required inspection escrow as established by the Township.
- Prior to release of the Final Plans for recording, the Owner shall submit a Homeowners Association Declaration (and all related covenants, easements, and restrictions), for review and approval by the Township.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous

5. New Business

A. EVDC, LP – Jones Motor Tract – Preliminary Major SDLD Application

Present: Tom Kessler, Applicant’s Representative
 Lou Cologreco, Esq., Applicant’s Attorney
 Dave Gibbons, P.E., Applicant’s Engineer
 Nicole Kline, P.E., Applicant’s Traffic Engineer

A. Hodge stated that the Township received the revised Preliminary Subdivision and Land Development Company, LP – Jones Motor Tract last revised on February 23, 2022. A. Hodge stated that the project proposal for the residential portion of a Commercial/Residential Mixed Use-Development that includes 385 dwelling units – 101 detached, 157 detached age-restricted, and 108

attached/townhouse units. A. Hodge stated that since the last Planning Commission meeting, the Applicant revised the plans to address comments related to the stormwater management and requested waivers, which have resulted in a reduction in units.

L. Cologreco stated that they are present this evening to give updates that have been made to the plan and project. L. Cologreco stated that there are certain waives that they are requesting, and they have been revised. L. Cologreco stated that he wanted to address the comments from the professionals regarding the on-street parking. L. Cologreco stated that they are fine with on-street parking or no on-street parking, they have proved places for parking and if the roads remain private the parking can stay the same with the on-street parking.

D. Gibbons presented the proposed trails. D. Gibbons stated that there is a trail in the front of the community and sidewalks all throughout the community. D. Gibbons stated that pedestrians will be able to access the trails and roadways. L. Cologreco stated that the Zoning Officer's comments were all addressed with the revised plan. D. Gibbons reviewed the remaining waiver requests.

L. Cologreco stated that the Conditional Use they received in 2019 was for about 20 more units than are currently on the plan now, but they were expecting to lose units in the process to accommodate the ordinance requirements.

R. Ott stated that he is an advocate for the on-street parking. C. VanHise stated that there are 164 parking spaces.

A. Hodge asked if the Fire Marshall has had a chance to look at the turning radius including the on-street parking yet. D. Gibbons stated they submitted to the Fire Marshall but have not heard anything back yet.

N. Keegan asked R. Ott what his opinion was for the cartways. R. Ott stated that he is an advocate for the on-street parking. R. Ott stated that on-street parking adds to the community. R. Ott stated that he is happy that they are narrowing the streets because it will keep traffic slow, if the streets were not narrow down the road it would probably be requested by residents that speed bumps be installed. R. Roeger reviewed the waiver requests with L. Cologreco.

L. Cologreco stated that all plantings will be maintained by the homeowners. R. Roeger stated that the shrubs would be a buffer between the trails and the houses.

R. Roeger asked if the houses will at least have two car garages or attic access for storage. D. Gibbons stated that it is a mix of single homes and townhomes; the townhouses will be single car garages and the single-family homes will have two car garages.

R. Griffith stated that the trails are very close to the detention basins, and she feels that fencing would be a good option.

Members unanimously decided that a fence should be placed around the perimeter of the three (3) detentions basins along Bridge Street and Enterprise Drive.

Public Comment:

- **Elaine Milito of Hallman Mill Road:** E. Milito stated that this is a very large development coming to the Township and there are many important issues to discuss. E. Milito stated that the whole development should look good. E. Milito stated that the County is encouraging

Townships to incorporate sustainable building practices, such as using passive cooling and heating. E. Milito asked if there are plans to build using these practices.

Motion to recommend approval of the Preliminary Major Subdivision and Land Development Application of East Vincent Development Company LP, for Lot 1 (Residential Portion) of the Commercial-Oriented Mixed Used Development for the redevelopment of the former Jones Motors site to construct 157 age-restricted detached single-family lots, 101 single-family detached lots, and 108 attached single-family lots, as shown on plans prepared by DL Howell and Associates, Inc., dated July 6, 2020, last revised February 23, 2022, consisting of 85 sheets, conditioned as follows:

- Satisfactory compliance with the Township Professional reviews as follows:
 - Township Engineer Review dated April 12, 2022;
 - Township Land Planner Review dated March 30, 2022;
 - Township Wastewater Engineer Review dated April 12, 2022;
 - Township Zoning Officer Review dated April 12, 2022;
- Satisfactory compliance with the conditions of the Conditional Use Order dated July 3, 2019, to be determined by the Township;
- Recommending granting the following waivers from the Subdivision and Land Development Ordinance:
 - Section 22-430.D(2) to allow more than one point of ingress and egress onto an arterial or collector road;
 - Section 22-411.7 to allow the design of a cul-de-sac to have a radius less than what is required by the ordinance;
 - from Section 22-426.8.C(9) and Section 23-311.7.I of the Stormwater Management Ordinance which requires the bottom of any basin to have a minimum slope of 2%;
 - Section 22-426.8.C(3) and Section 23-311.7.C of the Stormwater Management Ordinance which requires the maximum water depth within a basin to be 3 feet;
 - Section 22-426.8.C(11)(d) which requires a basin top of any fill or toe of any slope to be located no less than 40 feet from a downstream property line;
 - Section 22-426.8.B(6) and Section 23-306.K(2) of the Stormwater Management Ordinance which require all infiltration practices to be at least 50 feet from all buildings and features with subgrade elements, unless otherwise approved by the Municipal Engineer;
- Recommending granting a partial waiver from the Subdivision and Land Development Ordinance:
 - Section 22-426.7.B(4) which requires Hydrologic Soil Group to be lowered one category in the post development calculations;
 - Section 22-435.3 to not provide 142 of the 793 required street trees due to the layout, underground utility lateral conflicts, stormwater piping, driveways, and sight triangles and requiring fee-in-lieu of for the trees not feasible to be planted on the site in an amount to be determined by the Township Engineer;
- Recommending granting partial waivers from the Stormwater Management Ordinance:
 - Section 23-311.9.H to allow the use of HDPE (High Density Polyethylene Pipe) for storm sewer conveyance pipe in lieu of RCP (reinforced concrete pipe);

- Section 23-308.1.A to not require the post developed 2-year and 10-year peak flow to be reduced to the pre-developed 1-year and 2-year storm events respectively for DP002 only;
- Board of Supervisors approval of certain stormwater management facilities to be located within Restricted Open Space Areas;
- For submission with the Final Plans, Applicant amending the plans to show the “stub’ roads for future development paved to the edge of the tract boundary;
- For submission with the Final Plans, Applicant amending the plans to show rough grading for Lot 3 (Recreational Lot) and confirm public sewer and public water access is available for future use of Lot 3 in a location acceptable to the Township.
- For submission with the Final Plans, Applicant amending the plans and supplemental documents to incorporate any forthcoming comments from the Township Traffic Engineer and PennDOT pertaining to traffic planning;
- Applicant submitting a Phase 2 Environmental Study for Lot 3 (Recreational Lot) with the Final Plans with specific locations on the lot to be determined by the Township Engineer;
- Conditioned on the Applicant providing written review from the Fire Marshall approving the truck circulation plan; specifically, regarding the cul-de-sac and on-street parking access.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous

Motion to adjourn the meeting at 9:20 PM.

Moved: A. Hodge

Second: R. Roeger

Vote: Unanimous