

**Union Township Board of Supervisors
Planning Department Meeting
March 10, 2021 @ 4:00 p.m.**

The Union Township Planning Department meeting was called to order by Supervisor Heather Daerr at 4:00 p.m.

Call to Order

The Pledge of Allegiance was recited.

Roll Call: Heather Daerr, Supervisor; Charles Trax, Supervisor; Heather Dougherty, Planning Department Member; Michael Cruny of Sweat Law Offices, Solicitor

Attendees at Meeting:

Jessica Stiner and James Harshman, Engineers, Harshman CE Group
Roberta Singer, Secretary; Karen Brown, Administration.

Public Comment on Agenda Items:

Ryan Klovsivither (NVR) – Wants to discuss 2 items with the Planning Department. The Developer is schedule to close with Mr. Lisante trying to get out there the start the project first week of April. One of the items that they need is a consolidation plan of the subdivision so it is not the subdivision of every individual lot; but they need to take the 3 parcels that Mr. Lisante owns the 2 parcels that Mr. Lisanti owns and the 1 parcel that Mr. Shay owns and consolidate into 1 and carve off the front piece along Route 88 for Mr. Lisanti to retain. Engineer Stiner stated that no application has been received, no checks have been received, or anything submitted in advance of the meeting. Harshman CE Group has not reviewed documents. Supervisor Daerr questioned timeline. Mr. Klovsivither stated they were trying to close on at the beginning of April 2021. We are just here today to try and keep things moving but Ms. Dougherty stated there are checks and balances and these need to be accomplished prior to submitted to the Board of Supervisors. Survey work has been completed. Appropriate papers need to be submitted to Harshman. PRD approval was obtained in October of 2019 and they had since then to get subdivision plan done and through proper channels but that has not been accomplished. NVR wants conditional approval with over 100 comments. Harshman has not received any plans back for conditional approval. Board has the right to waive procedures and there are procedures for a reason and everyone should have to follow those rules. Everything is ready to submit to engineers prior to closing. Engineer Stiner stated that PCSA (Rich Kovach) does not approve the sewage planning, because same has not been submitted. Basically, more time and information and review are needed before approval can be granted.

No other public comments on this matter.

Business:

Motion to add to Agenda Discuss NVR Planning Module.

Motion: Daerr

Second: Dougherty

Roll Call: Daerr—yes Dougherty—yes Trax--yes

Motion Carried

Motion to table NVR Subdivision based on the fact that it was untimely and incomplete.

Motion: Daerr

Second: Dougherty

Roll Call: Daerr—yes Dougherty—yes Trax--yes

Motion Carried

Motion to approve Minutes from Planning Department Meeting dated February 10, 2021.

Motion: Daerr

Second: Trax

Roll Call: Daerr—yes Dougherty—yes Trax--yes

Motion Carried

Public Comments:

Baratz Subdivision : Engineer Stiner stated this is a very simple subdivision on Beaver Club Rd. It is made by Sunoco. They are going to be a small subdivision for potential future. We have reviewed it we would recommend conditional approval plan based on addressing the comments from the comment letter 2-12-21.

Chris with Sunoco Pipeline, LP & Sam Gilbert stated it is to subdivide a 69-acre lot into 2 tracts (57 acres and 11.5 acres) located on Beaver Club Rd. The existing tract has a house on it, a number of sheds and also contains a septic system on the overall property, there are a number of pipelines that are crisscrossing so we are subdividing this portion in both Union and Nottingham Township. We have made applications to both Townships and on Monday, we visited Nottingham Township and they recommended conditional approval based on a few comments in the engineering review letter. I do not know if there are any specific questions or anything else you want me to go over?

Questioned about subdividing for what reason? Chris from Sunoco Pipeline, LP stated that he does want to emphasize potential system optimization but the first phase is secure the necessary parcels to proceed. In the event that it does come to fruition based upon market today and what we are looking for is for a simple subdivision to support that in the future that those efforts do come so we can continue to work with the Township. Engineer Stiner stated that my comment is that the subdivisions can happen for any reason. They meet the requirements of the Ordinance.

Motion to approve the Baratz Subdivision to send to the Supervisors for further review subject to the February 12, 2021, Harshman comment letter.

Motion: Daerr

Second: Dougherty

Roll Call: Daerr—yes Dougherty—yes Trax—yes

Motion Passed

Mike Wetzel with Wetzel Associates and would also like to introduce the applicant of Q&A Landscaping for the rezoning request of 39.3 acres of their property to the C2 rezoning district. As I mentioned the site is 39.3 acres as highlighted here (diagram shown) the zoning map on Brownsville Rd Ext. property is located in 3 separate zoning districts located in R1, R3 and the RD zoning district within the site. As for the surrounding uses the existing R2 zone district north of the site on Brownsville Rd, there are some single-family homes south of the property is the existing mobile home park then off to the left is the Scarmazzi who has recently rezoned the property before his development within the site within the Township. What we are looking to do is take the whole property and rezone it to the C2 zoning district all 3 of the existing zoning districts in the C2 in the property area. The idea it really to make a business park and no retail associated with the site. We do have a site master plan we would like to submit with our rezoning. Once again we have Brownsville Rd what we want to do is a business office park within the site. Some of the existing conditions of the park is Brownsville Road is more of a high point drops and down into a valley area and 100 ft. elevation change down and rises back up along to this section. Supervisor Daerr asked what would be of Phase 2. Mr. Wetzel stated Phase 2 would be flex office but has not been decided but see being more of office space and no retail section. Ms. Dougherty stated she is familiar with the area and there are a lot of residents close to it. If you own property you would want to do with it as you like if you meet with the ordinance and you meet with the public who live around there and make comment and give their opinion and I am ok with it. Mr. Wetzel stated if it does not get rezoned, then we would need to come back for redevelopment requirements. Engineer Stiner stated if the Supervisors think this is something to go to the Board for development, what you want to see for that area and proceeded to go over what is the difference between C1 and C2.

Motion to send to Board of Supervisors for Q&A Landscaping rezoning request based on comment letter dated February 12, 2021, for Parcel No. 640-003-00-00-0011-00.

Motion: Daerr

Second: Dougherty

Roll Call: Daerr—yes Dougherty—yes Trax--yes

Motion Passed

In discussing the Stream Maintenance Ordinance, Engineer Stiner stated she put together some language to put into the Ordinance. She forwarded to the Conservation District as well as the Planning Department to review. It is going to be a process over the next few months to try and get settle out.

Mr. Dougherty asked National Water Ways what do you mean by maintaining those?

Engineer Stiner stated she did not put much definition in it that is more state law that you are and are not allowed to do. DEP hands are tied with smaller sites. This is our hands in it if the DEP is not willing to help the Township can step in on the enforcement side. Engineer Stiner went over more of what can be put in the Ordinance and more that needs to be addressed to be put in. We would like to Township to be able to step in on the enforcement side and address the issues that need to be addressed. Waiting on what the DEP says after their review. Supervisor Daerr wants to keep it on the Agenda.

Public Comment - None

Motion to Adjourn:


Motion: Dougherty

Second: Daerr

Roll Call: Daerr—yes Dougherty—yes Trax--yes

Motion Carried

Meeting Adjourned at 4:46 p.m.


ROBERTA J. SINGER, Secretary