



THORNBURY TOWNSHIP
DELAWARE COUNTY
Planning Commission
6 Township Drive
Cheyney, PA 19319-1020

James Quinn, Jr., Chairman
Robert Ferrara, Vice-Chairman

James Bulkley
Kenneth Zitarelli
James Falcone
John Ibach
Samuel Yim

MINUTES
Thornbury Township Planning Commission Meeting
Wednesday, February 12, 2020

The Thornbury Township Planning Commission held a public meeting Wednesday, February 12, 2020, at the Township Administration Building, 6 Township Drive, Cheyney, Pennsylvania. Chairman Quinn called the meeting to order at 7:00 p.m.

PRESENT: James Quinn, Jr., Chairman Mike Ciocco, P.E., Twp. Eng.
Robert Ferrara, Vice Chair. Jim Byrne, Jr., Esq.
Jim Bulkley
Ken Zitarelli
John Ibach
Samuel Yim
James Falcone

ABSENT: Wayne W. Grafton, AICP

MEMBERS OF PUBLIC: 12

Mr. Quinn called the meeting to order and reviewed the Agenda, as follows:

AGENDA

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – January 8, 2020**
4. **NEW BUSINESS:**
 - a. **40 Westtown Rd. (a.k.a. Dittmer)**
Minor Subdivision Sketch Plan
 - b. **191 Creek Rd. (a.k.a. Fichter-Jamali)**
Land Conveyance Sketch Plan
 - c. **50 Dilworthtown Rd. (a.k.a. KCH LLC)**
Subdivision Sketch Plan
 - d. **2019 Planning Commission Annual Report and Addendum**
5. **NEXT MEETING – Wednesday, March 11, 2020 at 7:00 p.m.**
6. **ADJOURNMENT**

1. **SALUTE TO THE FLAG:** Mr. Quinn led the salute to the flag.
2. **PUBLIC COMMENT:** Mr. Quinn reported on the passing of Larry Barrett and highlighted his service to our Township. A moment of silence was held for Larry Barrett.

3 **APPROVAL OF MINUTES:** On a motion by Mr. Bulkley and seconded by Mr. Ferrara the members unanimously approved the January 8, 2020 minutes, as presented.

4. **NEW BUSINESS:**

a. **40 Westtown Rd. (a.k.a. Dittmer)**
Minor Subdivision Sketch Plan

Present: Paul Dittmer, the applicant

Mr. Dittmer stated that he wants to subdivide his property and build a single-family dwelling. Mr. Ciocco reported that a common driveway was previously noted on the plan. Mr. Dittmer stated that they changed the plan so that a separate driveway would be built. Mr. Ciocco noted that sight distance requirements must be met for both driveways and suggested an engineer check this for the best options to meet the requirements. Mr. Ciocco stated that trees need to be located on the plan, use tree protection, and to follow the Township's tree replacement requirements. Mr. Byrne recommended Mr. Dittmer work with an engineer. Mr. Dittmer stated the property has on-lot septic and water. Mr. Bulkley noted that the nearest fire hydrant, water and sewer need to be located on the plan and their distance from the house. Mr. Bulkley suggested to Mr. Dittmer the possibility of hooking up to public water and sewer, as it is nearby. Mr. Ciocco suggested Mr. Dittmer check with the Historic Committee regarding the historic resource inventory. There were no further comments.

b. **191 Creek Rd. (a.k.a. Fichter-Jamali)**
Land Conveyance Sketch Plan

Present: Jeff Fichter & Kelly Jamali, the applicants

Ms. Jamali stated they were presenting a minor lot-line change, a 10 ft. even swap with their neighbors for a pathway for their horses to get to the rear property. Mr. Bulkley stated that an easement may be an option to investigate. Mr. Ciocco suggested Mr. Fichter work with an engineer to check the ordinance before submitting your plan for subdivision. Mr. Fichter stated that both lots will remain the same size. Mr. Byrne stated that although the non-conformity would not be increased, the final decision is up to the Board of Supervisors. Mr. Quinn suggested Mr. Fichter have his engineer speak with Mr. Seagraves (Twp. Manager) and/or Mr. Kynett (Twp. Solicitor) if there is

a 20 ft. minimum width for the proposed pathway. There were no further comments.

c. 50 Dilworthtown Rd. (a.k.a. KCH LLC)
Subdivision Sketch Plan

Present: Brian Madsen, P.E., the applicant's engineer

Mr. Madsen presented a proposed 7 lot subdivision sketch plan on an 18 acre site off Dilworthtown Rd. The highest point is at the rear of the property and the lowest point is along Dilworthtown Rd., across from the intersection of Clayburgh Rd. Green areas show the wetlands. Dark blue lines around the wetlands are the riparian buffers. Red lines outline steep slope areas. A 24 ft. wide, 700 ft. cul-de-sac, with curbs, would run from Dilworthtown Rd. to the rear of the property, providing access to 4 lots. Three lots have individual driveways off of Dilworthtown Rd. Mr. Bulkley raised some concerns about development on steep slopes throughout the site. Mr. Madsen stated that the road has a 10% maximum slope and the circle has 5%. Mr. Madsen stated that the driveways on the plan are 10% and want them to go as steep as 14% on some of the driveways. Mr. Bulkley requested that Mr. Madsen provide the slope percentage for each driveway. Mr. Madsen stated that the HOA would be responsible for the retention basin. Mr. Ferrara asked how steep slopes affect the size of the lots. Mr. Ciocco stated that steep slopes make the lot area requirement larger. Mr. Ciocco noted that wetlands don't count against the lot area requirements for a conventional development. Mr. Ciocco stated that the roadway goes thru steep slopes, so a special exception may be needed. Mr. Madsen stated that a 75 ft. riparian buffer is maintained for the majority of the site; however there are areas where it will be reduced down to 25 ft. with a waiver request. Mr. Madsen stated the properties would have on-lot water. Each lot will be tested for a primary and secondary septic system. Mr. Ciocco noted that each lot needs a replacement septic system area, along with stormwater management. Mr. Madsen reported that each lot contains over 100 trees and may need to donate some in order to meet the Township's 1 to 1 tree replacement requirement. Mr. Ciocco indicated that waivers would be required for Riparian Buffer, Roadway Width and any variation in Tree Replacement Standards, as well as zoning relief for the steep slope disturbance. Mr. Ciocco indicated that setbacks for walls should be investigated. Mr. Madsen noted that he will relay tonight's information to the owner.

Public Comment:

MINUTES – PLANNING COMMISSION MEETING

FEBRUARY 12, 2020

PAGE 4

Jennifer Harniman-Crangle, 40 Dilworthtown Rd. was concerned with: (1) how this development may impact her septic system and well; (2) removal of trees; and (3) what kind of landscape buffer would be used to restore her privacy. Mr. Quinn replied that headlight glare and landscape buffering will be discussed during preliminary plan review.

Harry Arena, 4 Canterbury Way stated that the site is too difficult to develop, as there are too many hurdles to overcome, with a tremendous number of contour lines, wetlands, major retaining walls, and the loss of a majority of the trees.

Lazarus Krikorian, 16 Canterbury Way was concerned with the loss of many trees and that the construction would be close to his home.

Mr. Ciocco noted that an environmental or wetlands scientist needs to certify that the following are ok: (1) the easterly corner of lot 5A, as it looks like a channel is coming thru by the driveway; and (2) the lower side of Lot 6, as it appears to be a drainage channel. Mr. Zitarelli asked what is proposed for the existing check dams on the property. Mr. Quinn stated that it is unclear if it is on their property.

Mr. Madsen noted that the Township's requires a 28 ft. wide roadway with a curb and 24 ft. without a curb. Our plan shows 24 ft. with a curb. Mr. Ciocco noted wider roadways are typically required for on street parking and emergency vehicle access; and the proposed driveways have up to a 10% grade. Mr. Ciocco suggested Mr. Madsen discuss this with the Twp. Mgr., as emergency vehicles must be able to pass around a parked car on the street. There were no further comments.

d. 2019 Planning Commission Annual Report and Addendum:

MOTION: *On a motion by Mr. Bulkley and seconded by Mr. Quinn, the members unanimously approved the 2019 Planning Commission Annual Report and Addendum.*

5. NEXT MEETING: Wednesday, March 11, 2020 at 7:00 p.m.

6. ADJOURNMENT: On a motion by Mr. Falcone and seconded by Mr. Zitarelli, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Deborah Zitarelli, Planning Commission Secretary

cc: Planning Commission Members
Board of Supervisors
Kenneth D. Kynett, Esq.
Jeffrey Seagraves, Township Manager
James Byrne, Esq.

Michael Ciocco, P.E., Township Engineer
Wayne Grafton, Land Planner
Geoff Carbutt, Subdivision Coordinator
Suzanne Howat, Bookkeeper