

Minutes of the Meeting of
Borough of Trappe Planning Commission
Trappe Borough Hall
October 19, 2021

Call to Order – J. Washeleski called the meeting to order at 7:04 PM and led the Pledge of Allegiance.

Members Present: D. Davis, T. Pammer, J. Washeleski, and M. Schaffer

Members Absent: S. Kurcik and B. Swartley

Also, present: D. Onorato, M. Dolny, and D. Brown, Barry Isett & Associates.

Public Present:

John Koutsouros and Tony Maras representing the Fugo Development

Michelle and Greg Whitman

The minutes of the September 21, 2021 Planning Commission meeting were distributed and reviewed.

Motion to approve the minutes of the September 21, 2021 meeting:

Motion: M. Schaffer

Seconded: D. Davis

Approved: 4-0

Fugo Tract:

T. Maras presented a plan to build 26 single family homes, with 23 coming off of private cul-de-sacs, and three having direct access to existing roadways within the Borough. Current plan is a Preliminary plan and the applicant was looking for a recommendation to council for 7 proposed waivers and if the commission so moved a recommendation on the preliminary plan. D. Brown from Barry Isett did not recommend granting a recommendation for approval of the preliminary plan until we had received correspondence from the county and also comments in his review letter where addressed and shown on plans. M. Dolny agreed in his advisement of the commission, but said the commission could entertain the waiver requests if they so wished.

Carroll Engineering did respond to D. Browns review letter, and will update plans accordingly.

Discussion regarding the waivers:

- To allow a Cul-de-sac more than 500 feet in length in order to prevent a thru street, thus increasing pedestrian safety
Applicant provided copies of an email chain with F. Hanney of PennDot, the department was not in favor of a thru street, but does recognize the need for an emergency access road which is part of the design. Specifications to the design and build of the emergency access road are still to be determined.

- To allow a Cul-de-sac right of way of less than a 40' radius, for Road "A" only, in order to prevent unnecessary disturbance in floodplain areas.
The required dimensions would be a 50 foot right of way and a 40 foot radius. Applicant is asking to reduce to 40' and 30' respectively. M. Dolny stated they are awaiting review of the Fire Chief and Fire Marshall in particular reference to this request.
This is being done to create a more favorable area to build and place accessory structures on the lot.
- To allow the sidewalk to be outside of the right of way, for Road "A" only, in order to increase public safety.
HOA would maintain if needed.
- To permit an aerial plan in lieu of existing features within 400 feet to be surveyed.
Off sight improvements would still need to be shown per D. Brown.
- To permit a stopping area measured 20 feet behind the curb.
Normally this is measured from right of way line, but due to private nature of road the request is to allow for measurement from the end of the roadway apron to accommodate slope.
- To permit an open space and recreational area to have more than 50% of its area consist of woodlands.
Applicant is trying to save as many trees as possible.
- To permit the applicant to remove more than 15% of the trees which are 6 inches dbh or greater on the site.
This is due to the heavily dense and saturated woodland area that they are looking to develop. Open to a fee in lieu of to be determined by Borough Council.

Extensive discussion regarding the Stormwater Design, Infiltration Boxes on each property along with underground collection basins are primary mechanism to handle stormwater. However; overflow is designed to flow into Donny Brook and unnamed tributary. Capacities designed to meet the specifications of the 5 year storm. This was engineered in place of the required specification limit of the 2 year storm. It was noted that the NPDES permit has not been submitted as of yet. Trying to finalize as much of the plan as possible before submission.

D. Davis asked for clarification on the tree sampling size and how a section was selected. D. Brown stated he worked with the applicant to determine where they would measure and count. Currently awaiting the return of that report.

J. Washeleski stressed the issue with parking and stated his concern for the request to reduce the size of Road "A" Cul-de-sac. It was noted by the applicant that the roads would be no parking on one side and no parking in the Cul-de-sac, plus each lot had a minimum of 4 parking spaces. D. Brown and M. Dolny spoke on the issues of being able to properly turn around on lots 17, 18, and 8. Applicant stated they were open to adjusting driveways to accommodate access to turn around and not back out onto main roads. M. Dolny asked why lots 17 and 18 were now being shown as a shared driveway. Applicant stated that their intention is for two but it will ultimately depend on the comments from PennDot.

It was also noted by T. Maras that neither road "A" nor "B" is intended for dedication and would remain the responsibility of the HOA.

M. Dolny and D. Onorato discussed the responsibilities of the HOA. It is expected that the HOA be primarily responsible for the inspection and up keep of all stormwater management. HOA must remain one entity and not be separated, while being over seen by a professional management company.

Public Forum:

G. Whitman stressed his concern for this project. With so many trees coming down and so much area to be developed he's afraid that stormwater will change the flood plain and pose a risk to his property. It's not just flooding of his house but also damage to his land that's a concern.

M. Whitman echoed these concerns and wanted to know when DEP is involved, how MS4 plays into decisions, and if consideration for wildlife is taken into account. Understands progress but to make sure that if built neighbors will not have issues or flooding. Also noting that Clahor and 1st are already busy roads. Asked that the focus of the project would be to make Trappe beautiful and not take away from it.

T. Maras addressed the public concerns stating all storm water measures are designed beyond the standard 2 year storm requirement, at a 5 year storm measure, and they will continue to work with Borough Professional Staff to limit the impact. Some of their waiver requests are for this directly. He will also pay attention to the potential impacts on the Whitman's Property if any.

Consideration of Waivers for Recommendation to Council:

To allow a Cul-de-sac more than 500 feet in length in order to prevent a thru street, thus increasing pedestrian safety

Motion to recommend to the Borough Council consideration of approval:

Motion: M. Schaffer

Seconded: D. Davis

Approved: 4-0

To allow a Cul-de-sac right of way of less than a 40' radius, for Road "A" only, in order to prevent unnecessary disturbance in floodplain areas, and to allow the sidewalk to be outside of the right of way, for Road "A" only, in order to increase public safety.

Motion to recommend to the Borough Council consideration of approval pending the Fire Marshal and Fire Chief confirm adequate access for Emergency Services:

Motion: D. Davis

Seconded: M. Schaffer

Approved: 4-0

To permit an aerial plan in lieu of existing features within 400 feet to be surveyed.

Motion to recommend to the Borough Council consideration of approval subject to showing off site improvements:

Motion: M. Schaffer

Seconded: T. Pammer

Approved: 4-0

To permit a stopping area measured 20 feet behind the curb.

Motion to recommend to the Borough Council consideration of approval:

Motion: T. Pammer

Seconded: None

Motion fails for lack of a second. Commission would like to see more information regarding the cart way's design and a cross section to review.

To permit an open space and recreational area to have more than 50% of its area consist of woodlands

Motion to recommend to the Borough Council consideration of approval:

Motion: M. Schaffer

Seconded: D. Davis

Approved: 4-0

To permit the applicant to remove more than 15% of the trees which are 6 inches dbh or greater on the site.

No Action taken, tabled pending a fee in lieu of being agreed on and the results of the sampling of trees and their impact through removal.

Next Planning Commission meeting will be rescheduled to November 23, 2021 at 7:00PM

The meeting adjourned at 8:53 PM.

Respectfully submitted,

Marcus V. Dolny, Secretary