



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

April 18, 2023

I. CALL TO ORDER

The meeting was called to order by Ms. Miller at 7:30pm. Other members present were Mr. Guttenplan, Mr. Allen, Mr. Mininger, and Mr. White. Staff was represented by Mr. Hutt, and Mr. McAdam.

II. MINUTES

- a. Upon motion by Mr. Guttenplan and second by Mr. Mininger, the minutes of February 21, 2023 were approved as submitted. Mr. Allen abstains from the vote.

III. SUBDIVISION & LAND DEVELOPMENTS

- a. (P23-02) Taco Bell & Retail Development, 1700 & 1738 N. Broad Street, Reverse subdivision (lot consolidation) and Land Development, Zoned C-Commercial.

The applicant was represented by civil engineer, Bryan Cleary and Erica Miller, Esquire. Erica Miller, Esq., began by stating there is a dispute over the legal interpretation of stormwater management exemptions and impervious coverage. Mr. Cleary gave an overall description and layout of the project. Notably, the existing basin has been expanded to accommodate additional runoff.

The Taco Bell redesign will have dual drive thru lanes, a single freestanding sign and trash enclosures with decorative covering.

Mr. Cleary discussed waivers being sought by the applicant, the list is as follows:

- Pipe slope;
- Stormwater Management;
- Landscaping; and
- Landscape Architect License (NJ licensed engineer did design).

Mr. Hutt noted that waiver requests can be coordinated through Mr. McAdam. Additionally, after consultation with the township solicitor, the landscape plans must be signed by a PA licensed engineer. Ms. Miller replies that if the township requires items through ordinances, she is less inclined to give waivers, our rules exist for a reason. Mr. McAdam stated that township landscape architect, Kim Flanders (CKS Engineers) has reviewed the plan and found it to be lacking, specifically the amount of street and landscape trees. Ms. Flanders view, per Mr. McAdam, is the street trees are too far back from the right-a-way. Mr. McAdam elaborates on the landscape waivers; these ordinances exist to improve the overall site. Furthermore, the original land

development plan for the site had numerous street trees, as compared to the current submission. The current plan requires massaging of landscaping before any waivers can be discussed. Mr. Guttenplan agrees with Mr. McAdam's assessment, citing the current state of N. Broad Street is not an excuse to forgo street trees. Ms. Miller states projects along Route 309 are a different scenario regarding waivers than what N. Broad Street is and we should follow the ordinance as written.

Mr. Cleary notes the pipe slope will be shown on a forthcoming revised set of plans, as Mr. McAdam has stated the storm water management design is a concern of his.

Mr. Cleary confirms pipe crossings are not on the submitted plan, but does not believe any utilities are being crossed.

Mr. McAdam raises a concern with stacking at the drive thru. Mr. Cleary replies the dual lanes increase efficiency, notes the menu board is usually the choke point. The current plan has eleven stacking spaces, the employee parking is located near the trash receptacles.

Ms. Miller speaks to the overall plan, citing two issues; stormwater management and landscaping. Mr. McAdam notes that N. Broad Street has various drainage issues throughout the stretch in the township and the planning commission acts conservatively in addressing these issues. There are exemptions within SALDO for stormwater management, but the dispute between the applicant and township in terms of interpretation, is not a complete "out" clause. The size of the existing basin has been doubled, and calculations of the release rate are nearly there, we (the township) just need to see it go a little further to achieve compliance with standards. Ms. Miller concurs that she is not in favor of this waiver, due to historical issues throughout the township and their impacts to neighboring properties.

Mr. McAdam and Mr. Guttenplan engage in a discussion about release rates with the basin. Mr. Cleary states the basin cannot be lowered and cannot connect to any other system. Enlarging the basin further would encroach in the wooded area, the discharge elevation is the issue the applicant is having. However, this project is reducing runoff, but in this area, they have different requirements. Mr. Allen asks about slope of the parking lot and used impervious paving while Mr. McAdam believes there is another solution to achieving compliance. Mr. Mininger believes the applicant needs to resolve the stormwater management without waivers, before any approvals can be given. Mr. Guttenplan asks if small measures, such as a rain garden could help reduce runoff? Mr. McAdam states it could likely be something small that could resolve the issue.

Ms. Miller agrees with Mr. Mininger regarding the outstanding issues and not comfortable with issuing approval at this time, Mr. Allen and Mr. Guttenplan concur with the statement. Mr. Cleary states his intent to work with Mr. McAdam to resolve the stormwater issue. Erica Miller, Esq. disagrees with the stormwater interpretation but will work with the applicant team, resubmit plans and revised waiver list. Mr. McAdam inquires if there is any retail confirmed to be associated with the project? The applicant's representatives confirm there is nothing yet established.

b. (P23-04) Clemens Employee Parking, 2700 Clemens Road, Land Development, Zoned LI District.

Mr. Hutt issues acknowledgement of project and formal receipt of plans for distribution and review.

Mr. Hutt states the project is for additional employee parking related to the previous wastewater treatment facility land development project. There are floodplain issues to resolve as well as the applicant conducting soil testing, which should help clarify those floodplain questions. Once those results are in, we will either resume the land development process or it will require zoning hearing board approval.

IV. OTHER BUSINESS

a. (P21-11) Prime Car Wash, 1250 Bethlehem Pike and Orvilla Road

Ms. Miller inquires about project status and notes the current blighted state of the property. Mr. McAdam confirms the NPDES permit has been issued, we are awaiting revised plans for recording. Once those plans are approved for accuracy and recorded, we will set the preconstruction meeting with the general contractor.

V. ADJOURNMENT

With no further business to transact, Ms. Miller made a motion to adjourn, second by Mr. Mininger. The meeting was adjourned at 8:50pm.