



HATFIELD TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

OCTOBER 15, 2024

I. CALL TO ORDER

The meeting was called to order by Mr. Mininger at 7:44pm. Other members present were Mr. White, and Mr. Allen. Staff was represented by Mr. Hutt, and Mr. DiPersio.

II. MINUTES

- a. Upon motion by Mr. Mininger and second by Mr. White, the minutes of September 17, 2024 were approved as submitted.

III. SUBDIVISION & LAND DEVELOPMENTS

- a. (P24-02) Corner Brook, LLC, 950 Old Bethlehem Pike, Land Development, Zoned C-Commercial.

The applicant, Tina Patel was represented by Amy Farrell, Esquire, engineer, Rachel Butch and landscape architect, Daniel Grumhall. Ms. Farrell and Ms. Butch gave an overall description of the revised plan;

Ms. Farrell notes eleven total waivers requested. Revisions revolve around two waiver requests; they are as follows:

- Roadway improvements, widening has on Old Bethlehem Pike since original plan submission. More specifically, 10' travel lane and 2' shoulder, also updated striping.; and
- Landscaping requirements, will be noted on revised plan.

Ms. Butch adds that full curbing will be installed along Line Lexington Road and extends to new driveway on Old Bethlehem Pike. The truck turning template with widening radius as shown on exhibit provided at meeting. Township consultants, Anton Kuhner and Bryan McAdam both had notes on the previous submission regarding these details.

Mr. DiPersio inquires about relocation of utility pole. Ms. Butch confirms 2' to comply with standards and sidewalks behind it.

Mr. Mininger further discusses the details of the truck turning template exhibit and explains "no parking" signs should be added to the street where limited widening is to occur.

Mr. Allen and Ms. Butch exchange comments over full movements allowed at the intersection with Line Lexington. Confirmed by Ms. Butch. Mr. Allen notes concern on adding additional traffic flow to that specific intersection. Further notes that it is his belief the existing condition is low visibility. Ms. Butch offers a potential alternative of restriction left turns during specific times.

Mr. Allen inquires, if possible, to move the proposed driveway on Line Lexington further away from the intersection. Ms. Butch does not see this as a feasible request. Mr. DiPersio confirms this would not work due to the proposed stormwater management system.

Mr. DiPersio remarks that Mr. Kuhner (township traffic engineer) has yet to weigh in on the truck turning template. However, the benefit with losing the existing barn on the property should increase visibility.

Mr. Grumhall has received Kim Flanders' (township landscape architect) review letter and requests the following waivers:

- Building Lot Area and final plantings required; and
- Replacement trees based on trees being removed (the quantity is 5).

Mr. Grumhall discusses the addition of street trees to increase buffering and floats the proposal of a privacy fence to the adjacent southern property. Mr. DiPersio doesn't yet have the final number of plantings required at this time. Could possibly be reduced by a partial waiver. Mr. Mininger discusses the style of fence, Mr. DiPersio agrees the fence could be a good alternative to a long row of planting in a reduced space. Mr. Grumhall confirms it would be a solid panel fence. Mr. Mininger voices his desire to see a fence in lieu of plantings in the rear of the property, as this is preferred for fire services to access the building when needed.

Mr. DiPersio notes minor revisions with utilities as it relates to specific plantings. The new radius at the corner of the property (intersection) will impact landscape requirements. Likely to see plantings between street trees to get more of a buffer. Mr. Grumhall confirms, looking to buffer and comply with requirements but some type of waiver will likely be needed due to the inability to physically fit all the required plantings on site.

Mr. DiPersio discusses other waivers;

- Distance of parking spaces to building/structure; and
- Three stormwater waivers;
 - Pipe sizing
 - Berm around rain garden; and
 - Emergency spilling freeboard.

Based upon the above comments, a motion to recommend preliminary approval of this project with conditions satisfactory to township consultants was made by Mr. Mininger, seconded by Mr. Allen and passed unanimously.

IV. OTHER BUSINESS

a. n/a

V. ADJOURNMENT

With no further business to transact, Mr. Allen made a motion to adjourn, second by Mr. Mininger. The meeting was adjourned at 8:33pm.