

PROFESSIONAL LAND PLANNER

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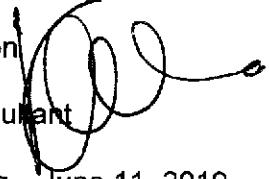
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AMERICAN INSTITUTE OF  
CERTIFIED PLANNERS

PLANNER-IN-CHARGE PENNSYLVANIA  
REGISTERED PROFESSIONAL PLANNER - NJ

VIA E-MAIL

June 5, 2019

TO: Whitpain Township Planning Commission   
FROM: E. Van Rieker, Township Planning Consultant  
RE: Township Planning Commission Meeting – June 11, 2019

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Regular Session – 7:30 P.M.

1. Approval of Minutes
2. Review of a Subdivision Application for 334 Railroad Avenue (S-3-19). This application involves a 5-lot subdivision of approximately 0.34 acre parcel located at 334 Railroad Avenue. The property is zoned R-4 Village Preservation Zoning District.

*Comments:*

- *This is another in-fill residential development for the "West Ambler" Section of Whitpain Township. It should be noted as part of the development that Beech Alley will be extended through the development to provide a unified access to Railroad Avenue.*
- *In addition, those existing buildings consisting of nonconforming business uses will be removed from the development site – this is a positive step for the entire neighborhood.*
- *Assuming that each lot will be sold separately some form of Property Owners Association should be created in order to at the least provide obligatory maintenance for the group parking facility and to ensure that the spaces identified: 1 through 5 A & B are reserved for the exclusive use of the individual lots on a per lot basis.*
- *In order to make clear that the maximum density proposed shall not exceed 5 dwelling units, it is suggested that Zoning Data Table at "Lots 2 through 5 say" (maximum 4 dwelling units) so that it is understood there shall be only one dwelling unit per lot.*
- *The Landscape Plan (sheet 5 of 17) at the planting schedule should refer to Arborvitae "techny". This is a compact and hardy form of arborvitae which should be more suitable for the compact space where the arborvitae will be planted.*

- *I would also recommend a lighting plan to consist of at a minimum: a few free standing ornamental light poles around the group parking facility (the final number to be determined by photo metrics) at least one porch light or lamppost for each lot.*

3. Review of a Subdivision and Land Development Application for the Blue Bell Spring Residential Community (S-2-19 & LD-4-19). This amendment to the original subdivision application involves a 2-lot subdivision of parcels located at 650 DeKalb Pike. The property is zoned R-9 Residential Zoning District.

**Comments:**

- *This submission implements a concept that was reviewed a number of months ago at staff meeting. I think the proposal makes a lot of sense.*
- *Previous Lot 100 (a mobile home lot) will be instead preserved as open space which will accommodate a pavilion for the common use by residents of the Blue Bell Springs Community. This lot will be accessed by pedestrian traffic only.*
- *The area next to Lot 18 on Hibiscus Place will be revised from the prior site of the Community Center and instead become the new location for the mobile home that was previously proposed (formerly Lot 100).*
- *The new “proposed open space B” will actually result in a less impervious surface and be far more central to the residents of the community.*
- *Assuming Mike McAndrew is okay from a zoning point of view and subject to confirmation that the new proposed Lot 100 is not impacted by the 100 year flood plain then I would recommend approval.*

4. Review current zoning hearing board applications:

**Comments:**

*This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community wide effect.*

2. ZHB #2196-19 850 Jolly, LP Signage  
(1600 Union Mtg Road & 850 Jolly Road)

### **Comments:**

*Assuming that there are no sight distance issues I have no objection to this proposal so long as a reasonable time limit is agreed to.*

3. ZHB #2197-19                    LMT Real Estate LLC                    Modification to Condition – Noise  
(602 Skippack Pike)

*Comments:*

*Any decision favorable to this request should include reference to the General Code Noise Standards to include the requirement that the playing amplified music outdoors shall conform to the limits of the sound regulations established under the General Code contained at Chapter 83-1 "Disturbing the Peace".*

5. Review pertinent planning issues.

cc:	Jim Blanch Kent Conway Ken Corti Joseph Fay Kurt Zintner	Greg Monte Joe Habboush Otis Hightower Cathy McGowan John Miller	John O'Hara Roman Pronzak Richard Shorin William McManus Jen Gallagher
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