

Meeting of the Sadsbury Township Planning Commission, November 13, 2019

A meeting of the Sadsbury Township Planning Commission was held on Wednesday, November 13, 2019 in the Sadsbury Township Municipal Building.

Present: Ms. Jane Heineman, Mr. Timothy Sarbaum, Mr. John Lymberis, and Mr. Simon Jessey,.
Absent: Mr. Ronald Yen and Supervisor Liaison Mr. John Moore.

Ms. Heineman called the meeting to order at 7:00pm, followed by a moment of silence and the Pledge of Allegiance.

Mr. Lymberis made a motion, seconded by Mr. Sarbaum, to approve and adopt the minutes of the meeting held on October 9, 2019. With no amendments or questions, the motion passed unanimously.

Sadsbury Square

Mr. Randy White for Sadsbury Associates, appeared before the Commission seeking a recommendation for Preliminary/Final Land Development Approval. He was accompanied by Mr. John Jaros Esq., of Riley Riper Hollin & Colagreco, and Ms. Amanda Schneider of D.L. Howell & Associates. Ms. Schneider explained the changes that had been made to the development's proposed landscaping. Members of the Commission expressed concern that if trees were harmed in the buffer between the proposed development and Sadsbury Village, they would need to be replaced with appropriate new stock to preserve the screen. With differing measuring guidelines between deciduous and coniferous trees, it was not immediately clear this would be the case. Mr. Lymberis asked what had happened to the proposed street lights at the intersections of Greenhill Road, Blackberry Lane and Lincoln Highway. It was agreed these would enhance the development and the village corridor.

Ms. Heineman made a motion, seconded by Mr. Jessey, to recommend to the Board of Supervisors that Sadsbury Associates be granted Preliminary/Final Land Development Approval for the Sadsbury Square development as proposed on the 10/30/19 revision of drawing number C09.1, subject to the following additional contingencies beyond those described in the Commission's October 9 recommendation:

1. The agreement of the Township's landscaping consultant of the proposed new landscaping plan.
2. An agreement that if any existing trees in the buffer at the southern end of the property fail, they would be replaced by appropriate new tree stock in order to best preserve the existing screen.
3. An agreement to provide the Township with two street lights for Lincoln Highway, to light its intersections with Greenhill Road and Blackberry Lane, that match those the Township is acquiring as part of the Sadsbury Village Enhancement Project.

With no amendments or questions, the motion passed with Mr. Sarbaum abstaining.

Sadsbury Park Phase 1 “Greenhill at Sadsbury Park”

Mr. Barry G. Stingel, R.L.A., of Advanced GeoServices, appeared before the Commission to present an overview of the proposed development, report on what stage it had reached, and go over a few items that had been raised in review letters. The chief issue concerned a significant retaining wall on an easement at the southern end of the property. A resolution to the matter is still being sought, with one proposed solution being a shotcrete and soil anchor retaining wall. Such a wall would necessarily be maintained by the Homeowners Association for the development. Members of the Commission suggested anything that could be done to screen such a wall with plantings would be desirable.

Mr. Stingel spoke about updates to the wetlands plan, some of the grading, the lighting plan, the sidewalks, and the location of street trees. He asked the Commission for guidance on how to handle a situation where certain trees were sited too close to storm pipes, and whether or not it would be okay to move some of the trees around a bit. When asked, Mr. Stingel did not know if Phase 1 would have its own Homeowners Association, or be part of the larger “Sadsbury Park” development. Mr. Stingel said there was still some work to do, including further meetings with the Township’s engineer and landscaping consultant, and that he anticipated coming back before the Commission in January.

Announcements

Sadsbury Square Sewage Facilities Planning Module

As requested, the Sewage Facilities Planning Module Component 4A – Municipal Planning Agency Review was completed, signed, and returned to Ms. Shank and Mr. MacCombie.

PECO Open Space Program

Grants of up to \$10,000 for tree-planting projects are being funded by PECO, with a deadline for submissions at the end of November.

Stormwater Ordinance Amendment

At the November meeting of the Board of Supervisors, Township solicitor Max O’Keefe explained that the proposed amendment to the Stormwater Ordinance would be adopted by the Township without changes, and that concerns expressed by the Planning Commission would largely be addressed by conflicting state and local ordinances.

With there being no further announcements or public comment, Mr. Lymberis made a motion, seconded by Mr. Sarbaum, to adjourn the meeting at 8:20pm. With there being no further questions, the motion passed unanimously.

Respectfully submitted by Simon Jessey