

TOWNSHIP OF LOWER MAKEFIELD  
PLANNING COMMISSION  
MINUTES – APRIL 5, 2021

The regular meeting of the Planning Commission of the Township of Lower Makefield was held remotely on April 5, 2021. Mr. Bush called the meeting to order at 7:30 p.m.

Those present:

Planning Commission:                    Tony Bush, Chair  
    Ross Bruch, Vice Chair  
    Adrian Costello, Secretary  
    Tejinder Gill, Member  
    Dawn Stern, Member

Others:                                        James Majewski, Director Planning & Zoning  
    Barbara Kirk, Township Solicitor  
    Andrew Pockl, Township Engineer

Absent:                                        Daniel Grenier, Supervisor Liaison

APPROVAL OF MINUTES

Mr. Costello moved, Ms. Stern seconded, and it was unanimously carried to approve the Minutes of March 8, 2021 as written.

#670 – PRICKETT PRESERVE AT EDGEWOOD – APPROVAL OF SEWAGE FACILITIES  
PLANNING MODULE COMPONENT 4 – MUNICIPAL PLANNING AGENCY REVIEW  
Tax Parcels #20-012-001-003, #20-012-002-002, #20-016-039, #20-016-040,  
#20-016-040-001  
M-U Mixed-Use Overlay Zoning District  
930 Stony Hill Road

Mr. Stephen Harris, attorney, Mr. Bill Reardon, Mr. Vince DeLuca, and Mr. Tom Kelso on behalf of Prickett Preserve were present with Mr. Fred Ebert, Township sewer engineer.

Mr. Reardon stated they submitted the Planning Module which was reviewed by Mr. Ebert, revised, and re-submitted. Mr. Reardon stated they would like to get the Planning Module presented to the Board of Supervisors and DEP for approval.

Ms. Kirk stated that what was submitted to the Planning Commission was the Planning Module dated October 20, 2020, and she asked if the updated version is dated later than that. Mr. Ebert stated the latest one is dated March 22, 2021. He stated he can provide an overview of why a Planning Module is required and what the one dated March 22, 2021 states.

Mr. Ebert stated the project is located in an existing public sanitary sewer service area to be serviced through the Neshaminy Interceptor by Bucks County Water & Sewer Authority. He stated a Planning Module is required because they propose more than 250 EDUs, and it proposed to be 427 EDUs. He stated it also requires a Water Quality Management Permit for the construction of a pump station. He stated the pump station will be dedicated to the Township, and that will be an asset that will be sold to Aqua Pennsylvania. He stated there is a Connection Management Plan that allocates EDUs to the Neshaminy Interceptor for every Township based upon compliance with the Corrective Action Plan. He stated in this case the EDUs have been recommended for release by Bucks County Water & Sewer Authority based upon Lower Makefield's compliance with the Corrective Action Plan.

Mr. Ebert stated the Township needs to complete Component 4A which is the Municipal Planning Module component. The Planning Modules are required to be reviewed by the Township Planning Commission, the County Planning Commission, and the County Health Department; and there will also be capacity certifications that are required for all of the downstream conveyance as well treatment. Mr. Ebert stated Mr. Majewski completed draft comments on November 9, 2020 for Component 4A based on a September 14, 2020 Planning Module. Mr. Ebert stated the aspects of the Planning Module that relate to the Township Planning Commission have not changed. He stated the Applicant is looking to have the Planning Commission confirm Mr. Majewski's completion of the November 9, 2020 Component 4A.

Mr. Harris stated they are asking the Planning Commission to make a Motion affirming Mr. Majewski's action and to move the Planning Module on to the Board of Supervisors.

Mr. Costello asked if anything has changed from what the Planning Commission approved when they recommended approval of the overall Plan; and Mr. Ebert stated nothing has with respect to the Planning Commission's purview although there have been some technical changes, and there will continue to be revisions up to the point that it goes before the Board of Supervisors.

Mr. Bush asked about the location of the pump station, and Mr. Ebert stated it is at the main entrance as you come in on the right. Mr. Ebert stated as part of the review comments on the design of the pump station, they will be reviewing the aesthetics of the pump station so that it matches the development and meets Township standards given that it is in a prominent location. Mr. Bush asked how much this will be sold to Aqua for. Mr. Ebert stated while the cost of the pump station could be approximately \$600,000 that was part of the overall sale of the assets that were already purchased. He stated this was a known asset to Aqua. He stated he disclosed this asset as well as the potential customers although it was not represented as a definite deal since the Township had not given Final Plan approval when they were going through the sale. He stated it was included on the asset list. He stated it is actually a detriment when you buy a sewer system, and it is the customers which are the assets; and a pumping station is more of a liability that Aqua will assume to accept the additional customers.

Mr. Harris stated the pump station was shown on the Development Plans.

Mr. Reardon showed the location of the pump station on the Plan at the main signalized driveway that accesses the development opposite Shady Brook's existing driveway, and it is between the first apartment building and Stony Hill Road.

Mr. Harris stated it will be very important for the developer to make sure that it is aesthetically-pleasing and properly landscaped so that it is an asset to the overall project.

Mr. Majewski showed a copy of the form which was completed (Component 4A) and reviewed the questions and answers that were provided on the form. Ms. Stern asked if this was based on the October, 2020 document that was submitted or the March, 2021 document, and asked if there are any differences between the two. Mr. Majewski stated this form was based on the Planning Module and the Plans that have been around for some time. He stated there have been no Variances required for this project, and it is consistent with the Comprehensive Plan and Zoning Ordinances. He stated that is true regardless of whether it was the original submission or any subsequent revisions to address the technical items that Mr. Ebert noted in other parts of the Application.

Mr. Majewski stated it was publicly advertised in the newspaper and on the Township Website that the Planning Modules were available for review by the general public; and over the last thirty days, the Township has received no comments from the general public with regard to the Sewage Facilities Planning Module.

Ms. Christina Davis, 853 Queens Drive, stated this is her first time doing this as a remote viewer. She stated this is a Public Hearing, and the “group assembled is as if it was more like a private business meeting.” She stated there were no introductions and there was not any real context at the top of the meeting. She stated they should make this a little more accessible for the public and easier for citizens to participate. She stated there should be a “lower third graphic” to tell who is speaking and some context.

Ms. Davis asked if there has been any consideration of the number of empty “store fronts and businesses that have gone out all over our community.” She asked why they would add more inventory for Retail in an environment that is already struggling especially due to the recent economic situation. Ms. Davis stated she is concerned about the strain on our local infrastructure which over the long term appears to require more funding from taxpayers. She stated there are also going to be more School Taxes in the future because they are going to bring in a lot of Residential households into a small space, and there is “no way” that the apartment rents are going to pay for the kind of taxes it will take to educate the children. Ms. Davis stated the Schools are already struggling to update in order to be ready for a post-COVID world. She asked what the Planning Commission is doing to address these concerns.

Mr. Bush acknowledged Ms. Davis’ comments that perhaps they could structure the beginning of the meetings slightly differently. He stated with regard to the rest of her comments tonight the Planning Commission is only discussing the Sewage Facilities Planning Module; and the rest of the project has already been before the Planning Commission and has moved onto the Board of Supervisors. He suggested that Ms. Davis raise her concerns with the Board of Supervisors.

Ms. Davis stated there is no consideration as to how “things have evolved in our community.” Mr. Bush stated the Planning Commission has already discussed those issues, and there were approximately six to seven meetings on this project, and they discussed many of the issues raised by Ms. Davis. He stated the Planning Commission recommended approval of the Plan to the Board of Supervisors, and it is before the Board of Supervisors at this time.

Ms. Davis stated as a taxpayer she finds the Plan very “unfounded,” and she feels that the Township is “using us as a cash machine to take care of special interests, corporate interests, and lining the pockets of people who are not deeply connected to this community and will just take money away from us and from taxpayers.” Ms. Davis stated she understands that there has been “plenty of public outcry about this that has fallen on deaf ears.”

Mr. Bush stated he believes that the Plans have changed in response to some of the public comments. He suggested that if she still has concerns, Ms. Davis address those with the Supervisors.

Mr. Costello moved to approve the Sewage Facilities Planning Module Component 4A for Prickett Preserve at Edgewood.

Ms. Stern asked if a pump station would normally be put at a location where it is proposed. Mr. Harris stated it needs to be accessible, and flows run downhill so this is the natural place for the collection of the sewage from both the Residential and Commercial locations which is then pumped to the Interceptor.

Mr. Gill seconded, and the Motion carried unanimously.

#### #680 – THE POINT (TROILO) PROPERTY INFORMAL SKETCH PLAN

Tax Parcel #20-021-003

H-C Historic Commercial Zoning District/TND Traditional Neighborhood Development Overlay Zoning District

1674 Edgewood Road at Yardley-Langhorne Road

Proposed plan for renovation of the existing Ishmael House into an ice cream store, renovation of the existing Quill house into a 2-unit dwelling, construction of a new 2-story 10-unit dwelling and a new 2-story 4-unit dwelling building with 25 parking spaces

Mr. Edward Murphy, attorney, and Mr. C. T. Troilo were present representing the interests of the Troilo family. Mr. Murphy stated this is an oddly-configured property which has been the subject of significant discussion over the years. He stated there have been various proposals made by owners prior to Mr. Troilo and presently for what would happen to the two existing free-standing buildings that are currently on the property. He stated one is right at the point of Edgewood and Langhorne-Yardley Road, and the other building is behind it which is known as the Danny Quill house.

Mr. Murphy stated approximately six months ago there were discussions with the Township staff about what could be done with the property. As an outgrowth of those discussions it was suggested that an alternate Plan to extend and replicate the Village of Edgewood might be something that could be considered. Mr. Murphy stated the Troilos had their architect prepare a Plan which was taken to HARB. He stated tonight they would like to get an initial reaction from the Planning Commission before any further steps are taken. Mr. Murphy stated

he understands that HARB's reaction was sufficiently encouraging for them to take the next step. He stated they would like to validate the idea with the Planning Commission and the Board of Supervisors before taking any further steps.

Mr. Troilo stated he has been in discussion with HARB for the past four to five months. He stated for a long time they had been asking to take down the Quill House and renovate the stone house. An aerial was shown of the stone house on the corner and the Quill house behind it. Mr. Troilo stated HARB was not in favor of the proposal and suggested rehabbing or reproducing the Quill house and adding some additional buildings. He stated they revised the Plans a number of times but all of Plans included rehabbing the stone house on the point for Commercial use such as an ice cream store or something similar to be a small Retail establishment.

Mr. Troilo stated after further discussion HARB stressed that they would like the Quill house to be renovated as well as the stone house; and if they could find a way to do that, they would look favorably on more Residential units being added to the property.

Mr. Troilo stated what is being shown this evening is version 12 of the Plans. He stated they show the stone house and the Quill house, which is a duplex, being renovated. He stated they are also showing a block of five units composed of two apartments in each unit – an upper and a lower – and a new building located next to the Quill house with four units with two in each unit. He stated this was presented to HARB, and they were in favor of the concept, although they had a concern with the five units along Langhorne-Yardley Road; and some of the Board members were concerned that it looked “a little row-housey” and not in keeping with the Village. Mr. Troilo stated while HARB did not approve the Plan, there were a number of things they liked about the Plan. He stated there will need to be additional discussions with HARB; however, it was suggested that they bring it before the Planning Commission before proceeding much further.

Pictures of the architectural submitted were shown. Mr. Troilo stated it is in keeping with the Village and some of the other things they have done in Edgewood. He stated they are very aware of the scale. He added that the property at the point is the existing stone structure. He stated they have not gone far on the architectural details. Mr. Troilo stated the concern of HARB was that the five units in a row presented more like a row house as opposed

to buildings with additions, etc. Mr. Troilo noted that engineering has not been done, and it is just a basic Sketch Plan at this point for the purpose of discussion.

Mr. Bush stated with regard to the proposed new buildings, he understands that these would be controlled by what is in the Traditional Neighborhood Development Ordinance. Mr. Majewski agreed adding that the Ordinance does require that buildings get a recommendation from HARB that they are consistent with the overall look of Edgewood Village and the Edgewood Village Design Guidelines. He added that with regard to the Flowers Field project, once the Land Development Plan was approved, all of the individual homes had to go before HARB for review and comment on windows, doors, overhangs, etc. to make sure that they were consistent with a look that would fit in with the Village. Mr. Bush stated the Traditional Neighborhood Overlay Development Ordinance is very detailed in terms of what the new buildings can look like.

Mr. Majewski stated HARB was inclined to be somewhat in favor of the Plan, but they felt that the actual renderings of the buildings fell a little bit short; and they gave Mr. Troilo comments and ideas to work with to try to come up with something that would fit in a little bit better.

Mr. Murphy noted the image of the restored Point building is far more representative. He stated that building would be the most prominent, and he felt everyone was in favor of the scale and what was proposed for a small Retail shop. Mr. Murphy stated this was the most fully developed of all of the sketches. This is the Ismael house that is right at the point. Mr. Majewski stated while architecturally they would still have work to do, it was felt it was time for the Planning Commission to weigh on the general lay-out, the driveways, parking, buildings, etc.; and if they have any ideas on how the plan could be improved.

The Sketch Plan was shown, and Mr. Murphy stated this Plan does not show any description of stormwater management. He stated that is intentional because years ago when one of the previous proposed Plans for this site was being discussed, it was anticipated that the stormwater from this site and the one next to it would be handled via an off-site stormwater line that would go and discharge into the basin next to the CVS in the northeast direction from this site. Mr. Murphy stated that basin has already been built and sized to accommodate the bulk of the stormwater that would emanate from this site. Mr. Murphy stated he agrees with Mr. Majewski who has indicated that there may need to be

some supplemental stormwater management underneath the parking areas. Mr. Murphy stated not having a larger area devoted to stormwater management on this site frees up the site a little bit so that they can be a little more flexible.

Mr. Gill asked if the two existing buildings will be Commercial; and Mr. Murphy stated the current thinking is that the Ismael house on the corner would have an ice cream shop on the first floor, and the Quill House would be restored as two Residential units. Mr. Troilo stated the Quill House is currently a duplex, and it will be restored to its current configuration.

Mr. Gill asked if twenty-five parking spaces is sufficient since there could be about sixteen Residential units. Mr. Troilo stated this is just a bare-bones Sketch Plan to get comments from the Township so they are not sure about the exact amount of parking. Mr. Pockl stated Residential requires two and a half spaces per dwelling unit and Commercial would require one space per fifty square feet. Mr. Pockl stated the Sketch Plan they are seeing is different from what was distributed to the Planning Commission. He stated in measuring the size of the parking spaces on the Plan he was provided, those parking spaces were 7' by 14' which is smaller than the required parking space size. He stated he is not sure if the parking spaces being shown on the screen are 7' by 14' or if they were drawn to 9' by 18' or 10' by 20'. He stated they may find that they have space for significantly less parking than what is shown. Mr. Majewski stated there may have been an issue with the scale block. Mr. Murphy stated they will look into this, but they will not be proposing spaces smaller than 9' by 18'.

Mr. Costello stated the five units seem close to the road similar to the way DeLorenzo's is close to the road, and he asked if they propose to have these units consistent with DeLorenzo's as it relates to spacing and the sidewalk across the front. Mr. Murphy stated the idea is to extend the Village and put the building fronts close to the road with the parking behind so the concept would be the same as is seen at DeLorenzo's.

Mr. Costello stated the intersection is a "nightmare" because of where the Ismael house is on the corner, and the visibility is not great. He stated he does not believe the new units would impact the visibility but they will add more traffic and a larger pedestrian element to the intersection. Mr. Murphy agreed, adding everyone is mindful of that. He stated the other thought was that if they create more opportunity for pedestrian traffic by



being able to walk back and forth, it would serve as a sort of traffic control to slow down the speed of the traffic in the area. Mr. Costello stated he does not feel what is proposed is that inconsistent with what has been done in the general area over the last ten years, but he is concerned about driving in this area. He asked if there has been any thought to taking the parcel including that section of Yardley-Langhorne Road and trying to redirect traffic a different way so that it is not between the Ishmael house and the house across the street which is tight. He asked if they could “wrap it around the other way,” and they could then develop where the road is currently. He asked if there is a way they can re-do the bad situation that is already there. Mr. Majewski stated that has been talked about over time. He stated a number of years ago, the Township’s prior traffic engineer looked at a scenario where they brought Edgewood Road and curved it around the houses to come out to Yardley-Langhorne Road; however, the cost was several hundred thousand dollars to do that. Mr. Costello asked if they could cut off that piece of Yardley-Langhorne and bring Yardley-Langhorne into Edgewood Road closer to the entrance to Giant. Mr. Murphy stated he saw a Sketch several years ago that did the same thing but shut off Edgewood, and the prior Township engineer came up with a Sketch that dead-ended Edgewood, and did not permit access to Langhorne-Yardley from Edgewood any longer. Mr. Costello stated the thing that stood out to him as a roadblock is the pedestrian/traffic aspect of this which is primarily driven by the two existing houses that make Yardley-Langhorne Road so tight in that area; and they are limited with what they can do with that orientation.

Mr. Bruch asked if there has been any consideration to putting the entrance at the top corner of Langhorne-Yardley Road instead of along Edgewood Road. He stated he feels that would be more pedestrian-friendly to go from this development to the shops at the bottom of the picture. He stated they would not change any of the traffic on Edgewood Road, but at least the traffic on Langhorne-Yardley Road would not turn right to make a left into this and would continue up Langhorne-Yardley Road and turn into this development at the top of the screen possibly reducing some of the traffic.

Mr. Pockl asked if there was any thought to re-locating the house on the corner, and Mr. Murphy stated apparently this was not looked at favorably and was felt would remove context of the Village and how buildings were originally positioned.

Mr. Murphy stated he does not believe consideration was given to Mr. Bruch’s comment about access at the top, and they could look into that.

Mr. Bruch asked if they have had discussions with the Chapel next door and if they had any comments. Mr. Troilo stated they have not spoken to them. Mr. Bush stated he is also in favor of Mr. Bruch's suggestion with changing the entrance since that is a bad corner. Mr. Bush stated while they do not know who the tenants will be, if they are considering the corner building to be the location of an ice cream store, he does not feel the six parking spaces shown would be sufficient probably five months of the year. Mr. Bush stated there is parking across the street.

Mr. Majewski stated with regard to Mr. Bruch's comment about coming out to Yardley-Langhorne Road, it may be possible to take all of that parking and move it all to the right side/west side of the property and have a driveway come out Edgewood Road where the new duplex building is proposed and have a bank of parking down to the exit out on Yardley-Langhorne Road. He stated there would then be one entrance on Edgewood Road where the proposed new building is going, parking on both sides leading down to the end, and then the driveway coming back out onto Langhorne-Yardley; and they could then move the four units to the right of the Quill house to be between the Ishmael house and the Quill house and create a cluster of Residential, and on the right side have all parking.

Mr. Murphy stated possibly on Edgewood Road that might be right-out only to avoid conflict coming the other way up at Langhorne-Yardley. He stated this would be an access on Edgewood Road for right-out only for people going east on Edgewood Road, and you could not make a left out to Langhorne-Yardley.

Mr. Bruch stated to the right, out of the picture they are looking at, there is a parking lot next to Veterans Square; and he asked if that is owned by the chapel or the Township. Mr. Bruch stated this could be used for overflow parking and people could then walk across the chapel grounds to access the stores if there is a need for overflow parking. Mr. Murphy stated Veterans Square is owned by the Township. Mr. Bruch stated he was not sure who owned the parking lot next to Veterans Square. Mr. Costello stated that is where people park for the Farmers' Market.

Mr. Majewski stated there had been a discussion that if they did not have enough parking they could improve the parking at Veterans Square by paving it, and this would benefit the developer for when they need overflow parking and it would benefit the Township by having improved parking for Township events.

Mr. Bruch stated a sidewalk between the two would make sense. Mr. Costello stated he feels this will all have to have sidewalks because of the residences and Retail establishments on both sides of the street and the possibility of remote parking. Mr. Murphy agreed.

Mr. Bush stated at one point there was a proposal to make that parking lot an improved Municipal parking lot. Mr. Bush stated when the TND Development was approved, that was contemplated although it was not included in the Plan. He stated it is needed as development happens in this area.

Mr. Costello stated he is not opposed to the concept being presented based on what else has been done in the area, but he feels there are traffic and pedestrian flow issues and parking questions that need to be considered.

A picture of what the Ishmael House may look like was shown, and Mr. Murphy stated this is the image that is most representative of what the quality and exterior treatments would look like.

Mr. Stephen Heinz, 1355 Edgewood Road, stated he is Chair of HARB. He stated HARB was very hopeful about the current version proposed by Mr. Troilo preserving the two historic structures and adding buildings to the site which helps the density of the Village which HARB has always considered valuable in terms of establishing a space in the Township that has this kind of relationship of buildings to one another. Mr. Heinz stated there was discussion about the number of units and the consensus was that there should be a couple fewer units both for parking density and for the massing of the buildings; and having a couple of “twins” would be a way to treat the buildings and give them the ability to be defined as structures in terms of scale and development of finishes and architectural elements which would make it more than just a group of row homes for which there is really no precedent in the Village.

Mr. Heinz stated with regard to the relationship to the road, this was found highly desirable as was utilizing the existing buildings. Mr. Heinz stated he believes that the TND Overlay allows for twelve to fourteen additional units. He stated the Planning Commission can refer to the HARB Minutes when they discussed this project so that the Planning Commission has this background information.

Mr. Heinz stated there was discussion that having a “pass-through parking lot” would be problematic in terms of “cut-off type of traffic” that may take advantage of going through the parking lot similar to what the conditions are sometimes at the chapel.

Mr. Costello asked what was the rationale for not moving the structure on the corner to a different place on the property. Mr. Heinz stated he believes that if the proposal had been made and had a reasonable expectation for continuity and structural integrity, that the biggest problem was whether it was cost effective. He stated he believes at this point Mr. Troilo's way to proceed seems to be the most reasonable and cost-effective. Mr. Costello stated the Planning Commission had been discussing the issue of the traffic and pedestrian impact, and having that structure on the road does create some visual issues when you are trying to turn off of Edgewood onto Yardley-Langhorne Road. Mr. Heinz stated he does understand that, and a member of HARB had proposed the re-allocation and expansion of driving lanes in that location, but it was felt it would be very costly to do that. He stated that is what led to the other discussions, and he feels the way Mr. Troilo has responded is very reasonable.

**#681 – BUCKS COUNTY SMILES INFORMAL SKETCH PLAN**

Tax Parcel #20-032-011 & #20-032-013-001

C-3 General Business Industrial Zoning District

1648 Dobry Road at Oxford Valley Road

Proposed plan for an 8,050 square foot dental office with 54 parking spaces. Mr. Edward Murphy, attorney, was present with Dr. David Faust, a local dentist and owner of Bucks County Smiles, and Mr. Justin Geonotti, project engineer.

Mr. Murphy stated this parcel is located at the corner of Dobry and Oxford Valley Roads owned by the Madek Estate. Over the years he is aware that it has been the subject of a small, Retail strip center, a free-standing day care use, and a multi-story medical office building, none of which were able to proceed. Mr. Murphy stated the site is subject to numerous natural resources regulated by the Township including a stream, wetlands, and woodlands. He stated when you apply all of those natural resource standards and the buffers that are required adjacent to them, you are not left with much. He stated a number of years ago the owners started to engage the Township in discussions about the possible acquisition of the property by the Township for open space; however, that did not proceed either.

Mr. Murphy stated Caddis has now developed the property across Dobry Road, and the property behind this subject property is now being developed as an age-qualified community by DeLuca.

An aerial photo was shown of the property.

Mr. Geonotti stated the property was originally a lot bigger, and in the late 1990's they re-aligned Oxford Valley Road and took a portion of the property's front yard. He stated there was previously approximately 50' more before the street, but at this point the existing building is right up on the right-of-way of Oxford Valley Road.

Mr. Geonotti stated as noted by Mr. Murphy, the property has numerous natural resources. He stated there is a drainage ditch that bisects the property, and a small amount of wetlands in the back which they are in the process of getting analyzed and delineated. He stated most "overbearing" per the Ordinance are the woodlands and trees on site.

Mr. Geonotti showed the Sketch Plan. He stated Oxford Valley Road has a 100' building setback off of the right-of-way. He stated once you apply the setback from Oxford Valley Road, the setback from Dobry Road which is 50', the 75' side yards, and the natural resources, you are officially left with an unbuildable site.

Mr. Geonotti stated they are proposing an 8,000 to 10,000 square foot medical office building with fifty-four parking spaces. He stated based on orientation, they are trying to keep it as confined to the building envelope as possible. He stated the parking would be in front of the building with the building set back to try to maintain the distance off of the right-of-way. He stated once you apply the natural resource standards and the site capacity calculations, you are left with a Lot which cannot be developed without Zoning relief. He feels what is being shown is a very non-aggressive development of the property, and they are trying to preserve as much of the natural resources as possible. He stated he feels it is a good fit with the recent development and recent improvements to Dobry Road.

Dr. Faust stated he has been in practice in Yardley since 1988 starting on River Road and within a year the practice moved to its present location at 680 Heacock Road across from McCaffrey's. He stated their practice has steadily grown to the point now that with five doctors working in the practice, they need more space. He stated they want to have their own space as opposed to being part of a medical building with other practices in it. He stated this will give them the opportunity to grow further. He stated there is currently a staff of thirty-five with five doctors. He reviewed the type of dental work that they do. He stated they would

like to continue to grow and have more expertise in different divisions of dentistry so they can provide service to the community as they have over the last thirty-three years.

Mr. Murphy stated Mr. Geonotti tried to highlight some of the Zoning issues they would have to confront if they move forward. He stated they would like to get a sense from the Planning Commission as to whether or not they feel this is an appropriate, reasonable use for this site given all of the limitations. Mr. Murphy stated many of the prior proposals that were considered for this site were more intense than what is now being proposed.

Mr. Bush stated without commenting on any of the Zoning issues, he feels that this use fits the area given the surrounding development and the re-building of Dobry Road.

Mr. Costello stated based on what has been proposed, it is consistent with the office next to it and would support the residences in the area.

Mr. Pockl stated he recognizes that the Zoning calls for fifty-four parking spaces which is why that number has been shown; however, he asked if they believe fifty-four parking spaces are warranted from a practical standpoint for the nature of the business. Mr. Geonotti stated they could look into that further, and he feels a range of thirty to forty would work. Dr. Faust stated he does not feel that thirty would be sufficient, but he feels that fifty may be too many.

Mr. Murphy stated he finds it unsettling to see all of the parking in the front of the building, and asked if it would be a concern if they would put the parking behind the building although it might trigger relief from the Zoning Ordinance for having the building within 50'. He stated he feels the streetscape would be more appealing if the building was in front and the parking was in back. Mr. Majewski stated it should be noted that the existing building on the site sits down approximately 5' to 6' lower than the bike path and the road. He stated the parking area would therefore be sitting down 5' to 6'. Mr. Pockl asked if that area will require a retaining wall, and Mr. Geonotti stated that it could adding that they have not done any grading yet and have done limited surveying. He stated they are trying to preserve as much woodland as possible.

Mr. Murphy asked Mr. Majewski if he is saying that you would not necessarily see the parking, and Mr. Majewski stated it would not be as obvious but they can look into that.

Mr. Pockl stated there is no sidewalk shown along Dobry Road, and Mr. Geonotti stated they are proposing a sidewalk extension which was deferred. Mr. Geonotti added it is for the Caddis site and will be installed as part of the DeLuca/Scanlon Subdivision that will be constructed, and the sidewalk does continue along Dobry Road. Mr. Murphy stated there will be sidewalks along Oxford Valley and Dobry, and Mr. Geonotti agreed.

Mr. Murphy asked if the Planning Commission feels that they can at least look at the option of moving the building closer and having the parking at the back, and this was acceptable to the Planning Commission. Mr. Pockl stated he feels that if they exceed the woodland preservation number, that might be a “deal breaker.”

Mr. Majewski stated with regard to the parking, the Ordinance calls for one space for every 150 square feet of office which would be fifty-four spaces. It stated if they were to go with the ITE standards for parking which are more updated, he believes the number would be lower, and it would probably be approximately forty spaces. He stated Mr. Faust could confirm how many spaces he feels they currently use at the existing practice to get to a number that works for everyone.

Mr. Murphy stated he understands that they can take the next step.

Mr. Pockl stated there was no dumpster/trash location shown on the Plan or a loading area. He added that anything over 6,000 square feet would require a loading area, and he asked if they will be asking for a Variance for that. Mr. Geonotti stated they are still looking into that. He stated there is space available for a dumpster. He stated he will discuss with Dr. Faust the requirements for loading and see if they should pursue a Variance.

Mr. Pockl asked if they have done a truck-turning analysis on the driveway, and he asked if a fire truck could make that turn. Mr. Geonotti stated they will verify that they can. He stated putting the building toward the front may help with that as well.

#### OTHER BUSINESS

It was noted that the next Planning Commission meeting will be held on April 12.

April 5, 2021

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There being no further business, Mr. Costello moved, Mr. Gill seconded and it was unanimously carried to adjourn the meeting at 8:56 p.m.

Respectfully Submitted,

Adrian Costello, Secretary