

**WEST VINCENT TOWNSHIP
PLANNING COMMISSION**

**April 18, 2019
7:30 PM**

Attendance: Ted Otteni, George Dulchinos, Julie Foster, Gil Lappano, Joe Casey, Township Manager Erica Batdorf, Township Engineer Bryan Kulakowsky, Township Secretary Kathy Shillenn. George Martin, Steve Merroth absent.

Mr. Otteni called the meeting to order at 7:30 PM.

APPROVAL OF MINUTES: MOTION by Mr. Casey to approve the minutes of March 21, 2019 with corrections; second by Ms. Foster.

PRESENTATION: None

OLD BUSINESS:

Sixteen Years, LLC Subdivision - Discussion of the Arro Consulting Review Letter -

Dave Beideman, Engineer and Bob Casciato, one of the owners were present. Mr. Beideman discussed the review letter from Arro Consulting and the zoning review letter from Zoning Officer Tracey Franey. A discussion of the greenway plan followed. Mr. Casciato and his partners are buying three of the four lots. They do not know yet how they are going to develop their property. Ms. Franey and Mr. Beideman came up with a reasonable way to guarantee 80% of the greenway. There are three provisions to this, 1) A fully detailed greenway plan will be provided for approval before the building permit is issued 2) A declaration when this plan is recorded identifying that the lots do have 80% greenway coverage and that a detailed plan is approved by the township and a greenway deed with specific meets and bounds, which are identified at the time of the building permit application will be recorded and 3) the French & Pickering Conservation Trust has a requirement in their conservation easement that anyone building on the property, must have permission from French & Pickering and approval of their proposal. The French & Pick has agreed to add an amendment into their conservation easement that says the same thing; that they will not issue approval to develop unless they are provided a greenway plan approved by the township that has a recorded meets and bounds greenway declaration for that specific lot.

Mr. Lappano asked if what was just discussed is in agreement with comment 14 in the Arro letter.

Mr. Kulakowsky asked if owners would be amenable on the plan for exhibit to list the permitted uses on the property. Also, DEP planning module is in process; expects approval letter in about two weeks.

Mr. Casey asked if the Planning Commission makes a recommendation to the Board of Supervisors, does the subdivision get perfected by the supervisors.

Ms. Foster asked if a driveway is permissible to bisect a greenway. Ms. Foster also asked if she heard correctly that the deed restriction does not permit any further subdivision to create more lots.

Mr. Otteni stated that getting back to the Arro letter there are 10 waiver requests and four plan comments. He asked if Mr. Beideman is good with the four plan comments. Mr. Beideman stated that he is fine with all the plan comments.

Mr. Kulakowsky stated that there was one comment that was missed in the letter. In lieu of a land development agreement, the township solicitor will prepare a resolution of approval.

Mr. Otteni asked about items to be provided; #5 – cross access easements will be provided with the property; #14 – greenway management plan has been discussed earlier; #16 – the legal description for the offers of dedication; #17 – legal description of the trail easement. Mr. Otteni is comfortable allowing the 80% greenway deeded into the parcels and allowing the new owners to establish the greenway.

MOTION by Ms. Foster to recommend to the Board of Supervisors the Conditional/Preliminary/Final approval for the 16 Yrs. LLC plan, conditioned upon addressing the comments of the April 12, 2019 Arro Consulting letter and the April 10, 2019 Cedarville Engineering review letter and the positive recommendation for the ten waivers and the positive recommendation to consider the alternate method of insuring 80% greenway on each lot from the start, with the declaration and the conservation easement in place for each application and with the caveat that it is in the context of an actual conservation easement on all four lots with enforcement mechanisms from a third party; second by Mr. Dulchinos. *Motion carries unanimously.*

REPORTS: None

BUSINESS FROM THE FLOOR:

There being nothing further to discuss, a **MOTION** was made to adjourn. *Motion carries unanimously.*

Meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Kathy Shillenn
Township Secretary