

**UPPER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION WORK SESSION  
WEDNESDAY, August 10, 2016**

*A meeting of the Upper Providence Township Planning Commission was held at the Upper Providence Meeting Hall, 1301 Black Rock Road in Phoenixville, Pennsylvania on Wednesday, August 10, 2016. The meeting was called to order at 7:00pm. Attending were Planning Commission members Dave Evans, Chris Caggiano, Charles Stoll, and Robert Heist. Also in attendance was Township Solicitor, Joseph Bresnan; Assistant Township Manager, Bryan Bortnichak; Township Engineer, Mike Coyne; and for the Township Traffic Engineer, Jennifer Walker.*

1. **Approve Minutes of the July 13, 2016 Planning Commission Minutes:**  
Chairman Evans called for a motion to approve the meeting minutes of the Planning Commission's July 13, 2016 meeting. Mr. Caggiano made a motion to approve the minutes. Mr. Heist second the motion and the motion passed 4-0.
  
2. **Bard, Plan#2-038 007-1121(PSD), 628 Black Rock Road:**

*Present: Ed Mullin, Applicant's Attorney  
Jason Smeland, Applicant's Engineer  
Bob Moncrief, Land Planner  
The Bard Family, Applicant*

Mr. Bortnichak explained the Applicant needed and received the Zoning Hearing Board Special Exception for steep slopes. The existing house is staying. They are creating 2 lots with one new dwelling sharing a driveway with the existing house taking access off of Black Rock Road through an easement and one new dwelling taking access off of Ashenfelter Road. The Applicants have also offered additional Right of Way at the corner of the intersection and along Ashenfelter Road to be dedicated to the Township.

Mr. Moncrief handed out the waiver request letter, dated August 10, 2016. Waivers are listed out in notes on the Plan. They include widening Black Rock and Ashenfelter Roads and curbing. The Applicant has added 2 items regarding landscaping-as there will be no additional landscaping.

Mr. Smeland said the new homes will have public water and sewer and will be using grinder pumps to access the sewer. The only issue they had is the Gilmore letter under the Planning and Sub-Division section, Comment #6. They will comply, but

the interpretation may differ a little. §154-19.A(1) says that you need a stopping area measuring 20' behind the Right of Way line. The intent is to have a stopping area when you are coming up to the road. We can provide the leveling area and the 20'-actually more than that, but the way the driveway curves back around it no longer is 20' from the Right of Way. They feel they are meeting the intent of the Ordinance. Mr. Bresnan asked them to add it to the Waiver Letter. It also looks like they will not need an NPDES permit, only PennDot permits.

All else is will comply.

Mr. Coyne explained the need to change the sewer main, to 8" not 6". The two laterals that are tying into the existing manhole need to be 6" diameter, not 4". They should be (SDR26), the Township standard. They also need to provide a detail showing location of the two holes going into the manhole. The gravity line should stop at the Right of Way line. Then the force main ties in at the Right of Way.

Mr. Caggiano made a motion to recommend to the Board of Supervisors to recommend the Preliminary Subdivision/Land Development Plan#2-038 007-1121(PSD) with conditions that;

- 1-The Applicant address the technical deficiencies as outlined in the consultant review letters from Grace Planning Associates of August 1, 2016, Gilmore Associates of June 17, 2016, McMahon Associates of July 13, 2016, and Suburban Lighting of June 6, 2016.
- 2-Grant of waivers per request letter dated 8/10/16 and that an additional waiver be granted pursuant to the requirements of §154-19.A(1).
- 3-That the Applicant provide detail sanitary sewer tie-in information to the Township Engineer and that such detail be subject to the Township Engineers review and approval.

Mr. Heist second the motion and the motion passed 4-0.

**3. Adjournment:**

Mr. Caggiano made a motion to adjourn at 7:25pm. Mr. Heist second the motion and the motion passed 4-0.

Respectfully submitted,

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Chris Caggiano  
Upper Providence Township Planning Commission