



**THORNBURY TOWNSHIP  
DELAWARE COUNTY  
Planning Commission  
6 Township Drive  
Cheyney, PA 19319-1020**

**James Bulkley, Chairman  
Robert Ricciuti, Vice-Chairman**

**Allen McCann  
Robert Ferrara  
Charles Howat  
James Quinn, Jr.  
James Moore**

**MINUTES  
Thornbury Township Planning Commission Meeting  
Wednesday, April 28, 2010**

The Thornbury Township Planning Commission held a public meeting Wednesday, April 28, 2010 at the Township Administration Building, 6 Township Drive, Cheyney, Pennsylvania. Chairman Bulkley called the meeting to order at 7:00 p.m.

**PRESENT:** James Bulkley, Chairman Ken Kynett, Esq., Solicitor  
Robert Ricciuti, Vice Chairman Mike Ciocco, Township Engineer  
Allen McCann Wayne Grafton, Land Planner  
Robert Ferrara  
Charles Howat  
James Quinn, Jr.  
James Moore

**ABSENT:** 0

**MEMBERS OF PUBLIC:** 7

Mr. Bulkley reviewed the Agenda, as follows:

**AGENDA**

1. **SALUTE TO THE FLAG**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES – Apr. 14, 2010**
4. **OLD BUSINESS**
  - a. Collins/Scheivert Final 6 lot Subdivision, 69 Stoney Bank Rd.
  - b. Cheyney Univ. Preliminary Land Dev. – Student Housing Project
  - c. Edgmont’s Spinelli Subdivision – Update
  - d. Floodplain Ord. – Update
  - e. Zoning Ord. – Accessory Structure Regulations
  - f. Comprehensive Plan – Update
5. **ACTION DATES – REVIEW**
6. **NEXT MEETING – Wed., May 12, 2010**
7. **ADJOURNMENT**

1. **SALUTE TO THE FLAG:** Mr. Bulkley led the salute to the flag.
2. **PUBLIC COMMENT:** There were no comments from the public.
3. **APPROVAL OF MINUTES:** On a motion by Mr. McCann and seconded by Mr. Ferrara, all members present voted “aye” to approve the April 14, 2010 minutes, as amended by Mr. Ciocco.

**4. OLD BUSINESS**

**a. Collins/Scheivert Final 6 lot Subdivision, 69 Stoney Bank Rd.**

Present: Mr. Ed Scheivert, applicant

Mr. Bulkley recused himself and turned the meeting over to Mr. Ricciuti due to a conflict of interest. See attached letter of recusal. Mr. Scheivert stated that Mr. Houtmann was expected, but not at the meeting and that he was looking for approval. Mr. Ciocco stated that there were some issues that the Planning Commission should have input on. Originally five waivers were approved during the preliminary review. Mr. Ciocco then discussed the waivers including transition area for the concrete curb, the narrowing of the roadway to 24 feet while leaving the entrance area at 28 feet, installation of an upright curb in the right-of-way transitioning into a rolled curb. Mr. Ciocco then reviewed each waiver for the benefit of the new PC members. The following items from the Catania Engineering Review Letter were then discussed:

9. Section 22-608 & 902 - An approved planning module should be provided to ensure adequate sewage facilities are available for the development prior to plan approval. Certification of the existing facilities that are proposed to remain in use shall also be required along with calculations denoting adequacy of facilities with current PA DEP rules and regulations. The septic system design for each lot should be shown in greater detail with primary and replacement areas labeled, type of each system with dimensions on each, septic tanks and pump tanks shown and the overall design reviewed by the Township SEO. Also, while testing locations have been added to the plans, a sewage disposal report with percolation testing should be submitted to ensure their adequacy prior to approval.

A request for clarification was made by Mr. Ciocco regarding whether the applicant intended the use of sand mounds. The applicant stated that no sand mounds were intended.

10. Section 22-906 – The Township should consider whether a new street light and/or a lit monument entrance sign should be added along the new roadway. At a minimum, a new street name should be proposed with street sign and stop sign shown on the plans.

The Planning Commission discussed whether a street light should be added to the roadway entrance. The discussion included responsibility for maintenance of the street light, whether or not there will be a Homeowners Organization, and the necessity for a street

name/sign. It was determined that the applicant will contact Geoff Carbutt to determine the street name.

**Landscaping**

11. Section 22-905.4 – The designer had previously indicated that approximately 357 trees were estimated to be removed due to the proposed development. This should be added to the landscape plan in note form. The applicant is proposing tree replacement with 228 trees, 252 shrubs, and 200 foundation plantings as discussed during the preliminary plan.

The Planning Commission discussed the number of trees on the plan at each house, on the street, and around the basins. It was noted that more detail is needed regarding the species of the trees.

16. The planning commission should discuss the effects of this development with regard to Martin Park. Discussion about the Township's plans for future open space, trail extensions, etc. should be explored in connection with this development.

Mr. Ciocco asked Mr. McCann if the Environmental Advisory Commission had discussed how this will relate to Martin Park. Mr. McCann noted a decision had yet to be made by the EAC.

Creation of a Riparian Buffer was discussed, along with disturbance and removal of trees in a riparian area, and whether or not a riparian buffer could be used for animals. The applicant was informed that trees and vegetation could not be removed from the buffer, except for those dead, dying, or diseased. It was reiterated that the riparian buffer could not be turned into pasture, but must be maintained in its natural state. Subjecting the buffer to a recorded declaration of restrictions and covenants was discussed.

Mr. Scheivert then gave an update on the third party agreement with the Delaware County Conservation District. Mr. Scheivert noted that plans had been submitted to PennDOT and that the Planning Modules had been submitted to DEP. Mr. Scheivert also stated that DCCD had asked for wetland delineation during NPDES permit review and that the plans had not been reviewed by the Fire Marshall at that time. It was noted that there will not be an HOA and that the notes in the plan relative to the HOA will have to be changed. Mr. Kynett requested that a form of declaration be recorded along with the plans so that each future lot owner will be aware of the rights and responsibilities that encumber the particular lot.

**MINUTES – PLANNING COMMISSION MEETING**

**APRIL 28, 2010**

**PAGE 4**

Mr. Ciocco noted that the stormwater easements will have to be recorded in the deeds.

The Declaration was then further discussed and it was noted that it should include a provision for homeowner(s) responsible for basin maintenance, responsibility for removal of sediment. Whether or not the declaration should be reviewed by the Planning Commission was discussed. Mr. Kynett noted that both he and Mr. Anderman will review the Declaration and further explained the document and its purpose.

Stormwater calculations, concerns relative to HOA references in the plans were then discussed.

The Planning Commission then discussed the existing shared driveway and stormwater management on lot 6, emergency access on the existing driveway, and Lot 4.

Vice Chairman Ricciuti then asked for any reason to not vote with conditions.

**MOTION:** On a motion by Mr. Ricciuti and seconded by Mr. Ferrara, all members present voted “aye” to recommend approval of the Scheivert/Collins Final Subdivision Plan, by G.D. Houtman & Son Inc., dated November 17, 2008, last revised March 17, 2010, contingent upon satisfaction of the Catania Engineering Review Letter, dated April 27, 2010 and the items listed below. It should be noted that a special exception was granted by the zoning hearing board on September 30, 2009 for the construction of the proposed roadway through areas of regulated steep slopes.

- Modification of Item #6 from the Catania Engineering Review Letter to require 28 feet width from the development entrance to the culvert
- Recording of a Declaration at the time of final plan recording to address the emergency access drive, maintenance of the riparian buffer on Lots 1 and 2 against removal of trees and vegetation, use of stormwater management, and responsibility for maintenance of retention basins, seepage beds, swales, etc.
- Reference to Homeowner’s association should be removed from the plans.
- Requirement of streetlights waived.
- Requirement of a street name,

As part of its motion, the Planning Commission also recommended the following waivers.

**MINUTES – PLANNING COMMISSION MEETING**

**APRIL 28, 2010**

**PAGE 5**

- Section 22-602.8 – waiving widening of Stoney Bank Road along the property frontage.
- Section 22-602.9 & 22-602.14.G – allowing a maximum roadway centerline grade of 10.5% where 8% design and 10% maximum are required.
- Section 22-602.12.D. waiving a leveling area not exceeding 4% within 100 feet of the nearest intersection right of way line.
- Section 22-602.15. – waiving the requirement for sidewalk along the entire property frontage of Stoney Bank Road and along the proposed new road; and waiving curbing along the entire property frontage along Stoney Bank Road; but requiring curbing along the frontage of the new road with the limits of rolled concrete gutter curb being clarified in plan view and in the street cross section detail.
- Section 22-606B – allowing continued use of driveway slopes in excess of 10% for the existing driveway.
- Section 22-602.8. – to permit narrowing of roadway width to 24'. Asphalt paving should be 24' with concrete rolled gutter curbs on either side. Entrance way should remain at 28' wide to allow for additional parking/turnaround space for cars waiting for the school bus.

Mr. Bulkley abstained due to a conflict of interest (see attached letter of recusal).

**b. Cheyney University Preliminary Land Development – Student Housing Project**

Present: Chris Cobaugh, P.E., the applicant's engineer

- Mr. Cobaugh stated that he had met with Jeff Seagraves, the Township Zoning Officer, re. parking ratio and subsequently submitted a zoning application. The application was denied and an appeal was filed with the Township Zoning Hearing Board. Mr. Cobaugh then discussed the new parking ratio calculations.
- Mr. Cobaugh noted that he had talked to Dennis DeRosa with the Delaware County Planning Department regarding similar campuses in the County to try and establish how parking is treated for these similar uses, and that Mr. DeRosa will get back to him at a future date with the information.
- A fence has been added along the Creek Rd. parking area to funnel pedestrian traffic to cross walks, location of Handicapped Parking, and the location of a possible extension parking lot with 150 parking spots was discussed.

- The minimum amount of handicapped spaces per federal law and how the outcome of the zoning hearing will affect it was discussed, as well as, the ratio of parking spaces to be requested at the Zoning Hearing, and the current number of handicapped spaces.
- The Zoning Hearing will take place June 7<sup>th</sup> and applicant will not appear again before PC until the Zoning Board's decision has been made.
- It was noted that Pennoni will be taking over the design for the sewage treatment plant.

Mrs. Maureen McCann, Dilworthtown Road, commented on whether or not the parking would be adequate should another college replace Cheyney University.

**c. Spinelli Subdivision, Edgmont Township – Update**

- Mr. Kynett reported that the conditional use hearing had been conducted on April 14, 2010 and that Edgmont Township anticipated rendering a decision at its May meeting, which is the third Wednesday in May. Supervisor James Kelly was in attendance as well as was Mr. Hoenig, the owner of a neighboring property on Keswick. Mr. Kynett stated that Mr. Kelly and Mr. Hoenig seemed to be satisfied that his issues were addressed. Mr. Kynett also stated that stormwater was proposed to be redirected away from Slitting Mill Rd. and across the property to the existing pond.

**d. Floodplain Ordinance – Update**

- Mr. Kynett discussed whether or not it was necessary at this time to comply with new FEMA amendments. After consulting with Catania Engineering and Mr. Anderman, the decision was made to modify the existing ordinance. Mr. Kynett stated that he will create a draft and incorporate the latest changes into it.

**e. Zoning Ordinance – Accessory Structure Regulations**

- Tabled until next meeting.

**f. Comprehensive Plan – Update:**

- It was noted that the plan will be updated plan after census material is received.

**5. ACTION DATES – REVIEW: Mr. Bulkley highlighted the action dates.**

6. **NEXT MEETING** – Wednesday, May, 12, 2010 at 7 p.m.

7. **ADJOURNMENT**: On a motion by Mr. McCann and seconded by Mr. Ferrara, the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Suzanne Howat for Deborah Zitarelli,  
Planning Commission Secretary

cc: Planning Commission Members  
Board of Supervisors  
Kenneth D. Kynett, Esq.  
Robert P. Anderman, Esq.  
Jeffrey Seagraves, Township Manager  
Jacqui Guenther, Assistant Township Mgr.

Ted McCandless, Code Administrator  
Michael Ciocco, Township Engineer  
Wayne Grafton, Land Planner  
Geoff Carbutt, Subdivision Coordinator  
Suzanne Howat