



Township of Marple
Planning Commission
June 23, 2022

1. Pledge of Allegiance

Chairperson Nick Siano led the room for the Pledge of Allegiance.

2. Roll Call: Chairperson Nick Siano, Joe Morgan, Michael Gowdy, Bridget Gillen, Township Engineer Joseph Romano, Director of Code and Edna Cook, Asst. to Director of Code were present. Tom Tobin, Jack Savage, Dave Dezzi and Mike Noonan all had excused absences.

3. A motion was given to approve the minutes from the Planning Meeting held on April 28, 2022 by Joe Morgan and seconded by Michael Gowdy. All approved.

4. Preliminary Subdivision of 2850/2860 Old Cedar Grove Road into 12 lots with the dwelling at 2860 Old Cedar Grove to remain. The property is being developed by Rayer Sexton Homes, LLC. The plan shows that Dolores Drive will be extended. James G. Buckler, Esq. and Christopher Yohn of Yohn Engineering present to represent the developers. The developer is prepared to comply with all 23 comments of the Township Engineer's letter dated June 20, 2022. The plan shows that the bulb of the current cul-de-sac on Dolores Drive will be straightened out and be replaced with grass. This section is dedicated to the Township but there should be further discussion with the Township regarding the maintenance of the new grassy area. Each parcel will have its own seepage bed to help control SWM. There will be several new inlets and after the development the SWM will be greatly improved. No curbing or sidewalks on OCG. Cost of homes not determined yet.

Bridget Gillen – Township Engineer

There are Storm Water concerns that were stated in the Engineer's letter but satisfied that the developer will comply.

Residents

1. Mike Walker, 610 Dolores Drive
Opposed to extending Dolores Drive. Concerned about Storm Water Management and high water table and basements flooding. Also concerned of doubling the traffic on Dolores Drive. Gave the Board a drawing to use the entrance into the new development coming off of Old Cedar Grove Road and not to extend Dolores Drive. Presented the board with a petition signed by all the neighbors.
2. Fran Spagna, 607 Dolores Drive
Have lived here for 35 years and the new development will give us no privacy. Also worried about water problems. When it rains sump pump runs 24/7.

3. Jim McGaw, 2853 Old Cedar Grove Road
Does not want the Development to come off Old Cedar Grove Road. Concerned about the traffic and the water wash off from the new street onto Old Cedar Grove Road. Water problem now and will be worse. Storm Water Management is greatly needed.

4. Liz Hammonds, 603 Dolores Drive
What rights do the residents have 2 years down the road, when possible, problems arise with reference to SWM? The next Planning Meeting will be on June 23, 2022. No meeting in May. Also asks why extend Dolores instead of coming off OCG.

Joe Romano, Director of Code Enforcement

The Township Engineer on a yearly basis will inspect the seepage beds on each property for 10 years. If the seepage bed needs repair, it will be the responsibility of the homeowner.

John Longacre, Commissioner 5th Ward

Concerned about existing underground streams. Area has unique soil. How about the cost of these new homes? Will there be sidewalks on OCG? Will OCG be widened. OCG is a disaster. Needs curbing and sidewalks.

5. Tom Dixon, 605 Dolores Drive
Asking the process of the Planning Commission.

6. Dave Scanlon 2853 ½ Old Cedar Grove Road
Concerned about traffic and looking for speed bumps to be installed.

James G. Buckler, Esq.

This is a logical plan to extend Dolores Drive and we put together a plan that is compliant with the Township Ordinances. Our clients have a reputation of being good neighbors.

Nick Siano ended the meeting with the understanding that the developer will return for a Final Subdivision Plan.

Meeting Adjourned.

Minutes taken by: _____

Edna M. Cook