



Township of Marple
Planning Commission
July 28, 2022

1. Pledge of Allegiance

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

- 2. Roll Call:** Chairperson Nick Siano, Tom Tobin, Joe Morgan, Michael Gowdy, Dave Dezzi, Bridget Gillen, Township Engineer; Joseph Romano, Director of Code and Edna Cook, Asst. to Director of Code were present. Mike Noonan and Jack Savage had excused absences.
- 3.** A motion was given to approve the minutes from the Planning Meeting held on June 23, 2022 by Joe Morgan and seconded by Dave Dezzi. All approved with the note that the date for the approval of minutes from the previous meeting was wrong.
- 4. Preliminary/Final Lot Line Change for 2726 Old Cedar Grove Road.** This is reverse subdivision to combine two lots into one lot. Thomas Wiercinski purchased lot behind his property and would like to combine the two. This is not a building lot.

On a Motion by Joe Morgan and seconded by Tom Tobin to approve the Preliminary/Final Lot Line Change for 2726 Old Cedar Grove Road with the condition that the applicant meet all comments in the Engineer's letter dated July 28, 2022 and full consideration be brought before the Board of Commissioners. Unanimous Approval.

- 5. Revision of the 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.** James G. Buckler, Esq. is present to represent the developers. Due to many exceptions at last month's meeting and reviewing a plan from Mike Walker showing a new street/cul-de-sac coming off of Old Cedar Grove Road so the developer designed a new plan for the sub-division. The new plan will keep Dolores Drive as is and add new street that intersects with OCG Rd. Both plans are By Right Plans. Road meets requirements for emergency vehicles. Mr. Buckler would like some direction.

Joe Romano – A By Right Plan means that no variances are needed, and all the lots meet code and waivers are not required. Improvements will take approximately 8 months. Once these improvements are completed, they will start building. Will consult with Rick Ray on tree planting. The Storm Water Management and Trees/landscaping would be a condition of plan approval. Understands that not everyone will be happy. Can widen OCG at intersection. Can possibly put in a stop sign or speed bump. Water problem is a challenge for both plans. Will take everything under advisement.

Residents

Fran Spagna, 607 Dolores Drive

Happy with the new plan. Thanks the Planning Commission for consideration of new plan.

Resident, 612 Dolores Drive

Also happy with new plan.

Mr. & Mrs. Scanlon, 28531/2 Old Cedar Grove Road

Not happy with new plan. Presented Board with a list of concerns. Concerned about traffic and safety of children. There will be more paving and how Old Cedar Grove Road slopes and another intersection on OCG Rd. Will OCG Rd. be widened?

Concerned about water runoff and storm drainage and the car lights shining into the homes on OCG Rd. OCG Rd. is like a creek when it rains.

Mike Walker, 610 Dolores Drive

Happy with new plan. Water issues need to be addressed. If you go with first plan concerned about construction vehicles on Dolores Drive. The residents on Dolores Drive are in favor of the 2nd Plan.

Resident, 2864 Old Cedar Grove Road

Concerned about water flow, currently has sink hole. Recommend to plant green giants.

Resident, 2883 Old Cedar Grove Road

Drainage problem.

Resident, 612 Old Cedar Grove Road

In Shock. Done Deal. Ground has been purchased. Annoyed.

John Longacre, Commissioner 5th Ward

John explained the definition of Right of Way. For the last 30 years, new developments have had a 33' ROW.

Planning Members

Dave Dezzi – The amount of traffic will be the same for both plans. Can OCG Rd. be widened at the entrance to the new street? Yes

Mike Gowdy – Likes 2nd Plan

Tom Tobin – Road meets emergency vehicle requirements.

Bridget Gillen, Township Engineer

Agrees with Joe Romano. Approved plan will have conditions that the developer must meet for approval. When the full plan comes before the Planning Commission it will show SWM, Landscape and road width.

Joseph Romano

Decision for the 2860 Land Development/Subdivision plan will be made by Monday, August 1, 2022.

- 6. Trout Run Interceptor Rehabilitation Pennvest Funding Application – CDCA Letter signed by Planning Commission in support of their improvements.**

Meeting Adjourned.

Minutes taken by: _____
Edna M. Cook