



Township of Marple  
Planning Commission  
October 27, 2022

**1. Pledge of Allegiance**

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

- 2. Roll Call:** Chairperson Nick Siano, Vice- Chairperson Tom Tobin, Joe Morgan, Michael Gowdy, Mike Noonan, Township Engineer Bridget Gillen; Director of Code Joseph Romano; Asst. to Dir. of Code Edna Cook; Code Inspector Pete Pagliotti were present. Dave Dezzi had an excused absence.

- 3.** A motion was given to approve the minutes from the Planning Meeting held on September 22, 2022 by Michael Gowdy and seconded by Tom Tobin. All approved.

- 4. Preliminary/Final Subdivision/Land Development Plan of 2785 Old Cedar Grove Road, Rayer and Son Builders, LLC.** Developer is proposing to subdivide three existing lots into ten building lots. Each lot will have an average lot size of 18,000 sq.f. James G. Buckler, Esq. and Michael Ciocco, P.E. were present to represent the developers. There will be 2 homes facing Old Cedar Grove Road, 1 facing Tall Tree Circle and 7 homes on the proposed cul-de-sac. The developer is prepared to comply with all comments in the Township Engineer's letter dated October 24, 2022. Mr. Buckler would like to let the residents know that there is a Township Ordinance to manage SW Runoff and once in place the builder will have improved the SW situation. Each property will have it's own underground seepage bed and a SW facility that is currently shown on the plan will be moved to an individual lot. We will amend the common SWM Plan. The SW line will change with the revised plan. We will add more no glare street lights and replace trees. The footprint of the two story homes will be approximately 1,500 sq.f. and each will have a two car garage with additional parking for 4 more vehicles. Will provide a landscape plan to help with privacy. Will have to wait and see if the conditions allow for basements. The road will be standard size and built according to Marple standards.

**Bridget Gillen – Township Engineer**

Re: Engineer's Letter Comment # 10 needs to be per PennDOT Standards (Inlet Capture) and comment # 15 slope of sanitary sewer we are looking for 1% to 2%.

## **Board Members**

Tom Tobin: What about existing trees? *The developer will keep most trees along Tall Tree Circle and will try to keep most of the larger trees along the perimeter.*

**Mike Gowdy:** Is this a By Right Plan? *Yes*

**Mike Noonan:** What about traffic? Stop Sign at OCG and Tall Trees? What about SWM inspections? *Will look into a three way SS at that intersection. Money will be held in escrow for the SWM systems to be inspected on a yearly basis. Covenants will be filed so the homeowner will be legally responsible for the upkeep of these systems.*

## **Residents**

12 Tall Tree: Concerned about how close the homes will be to the property line, SW Runoff, Boulders, Blasting.

18 Selwyn: Concerned about SW, Privacy and deer population.

16 Selwyn: Concerned about all the above.

2777 OCG: Will you be stripping the woods? Concerned about privacy and enjoy the green space that exists now.

14 Tall Tree: Moved into this home in 2016. Concerned about the number of proposed homes, parking issues, delivery trucks, width of road and property values.

10 Elliott: Concerned about the animals, boulders, dynamite and green space.

15 Tall Tree: Lived here for 19 years. Concerned about SW, safety and traffic.

12 Elliott: Concerned about underground stream, rocks, setbacks.

13 Tall Trees: disappointed about the communication. Would like to have residents emailed.

5 Elliott: Will there be basements? Would like to have Stop Sign.

## **Joe Romano, Director of Code Enforcement**

This is a By Right plan, and it meets all Zoning requirements. There will be minimal disturbances. Will plant nice evergreens. SWM is more stringent than it was when Tall Trees Development was developed. Addressed the issue of notices not received.

Showed the residents the copy of all the labels that were used for the mailing. Will try to send out mailing a little sooner to residents.

**Recommendation:** Tom Tobin recommended to continue this meeting until Thursday, November 17, 2022 at 7:00 p.m. At that time the developer will address the following revisions:

- A. Highlighting the description of the landscape buffer between Selwyn, Elliott and the new development.
- B. Traffic Study Recommendation for a Stop Sign and the intersection of Tall Tree Circle and Old Cedar Grove Road. Study will be done by the Township.
- C. Show a minimal amount of tree removal on the plan. Also show which trees will remain.

**Unanimous Approval.**

**Joe Romano: Please note that a mailing will go out to notify the residents of the next meeting. It will also be on our TV station and on the website.**

**Meeting Adjourned.**

Minutes taken by: \_\_\_\_\_  
Edna M. Cook