



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, Mike May. Township Engineer Bridget Gillen; Director of Code Joseph Romano; Asst. to Dir. of Code Edna Cook and 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 October 27, 2022 by Michael Gowdy and seconded by Tom Tobin. All approved.

**4. 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. We bring to the board a modified plan and will comply with all the comments in the Township Engineer's letter dated November 17, 2022. We dug 11 pits 8 feet deep and did not hit any boulders. We changed the location of the large basin to the rear of Lot 7 and the Landscaping plan has been updated. We moved the house on Lot 1 to preserve trees and the plan shows that we were able to save many more trees at this development than previously shown. The basin is oversized and will be intercepting a lot of the water and infiltrating it so the water will trickle out much slower. This is an improved plan and meets all Township standards. Along with this large basin, each property will have its own underground seepage bed. The basins will be inspected yearly for 10 years. The homeowner will be responsible for upkeeping the basins on their properties. Behind lot 7 the basin will be spread out across the land and buffered by landscaping. The neighbors will see a berm. It will be a dry basin, a depression with grass on top. It will be visible from Lot 7. There will be a buffer around the perimeter. If the Township requires a stop sign for traffic control on our property, we will pay for it. Will agree to additional buffering between Selwyn, Elliott and the new development.

## **Bridget Gillen – Township Engineer**

Explained how the 100yr flood is determined. Township will evaluate traffic and if a stop sign is needed the Developer will agree to pay for the stop sign.

## **Board Members**

**Tom Tobin:** Tell us more about the trees? *Back of 8&9 3 trees will be saved, along the western property lines one row of trees will be removed while the other two rows will remain. Back of lot 3 all trees will remain. A number of trees will be removed near the location of the new basin. 7 to 8 trees will be removed on lot 4 and 3 trees on lot 3 will be removed.*

**Nick Siano:** How long is traffic study for a stop sign? *Should not take too long maybe a month.*

## **Joe Romano**

This is a by-right plan. They meet all zoning requirements to build 10 homes.

## **Residents**

14 Tall Tree: Commend the Board for following up on the comments from previous meeting. Concerned about radius of cul-de-sac, boulders, traffic and SWM. Oppose the plan for developing this area.

12 Tall Tree: Lived 20 years at this property. Oppose this plan. Concerned about water run off, privacy, quality of life, traffic and the 90 degree turn on OCG Rd.

13 Tall Trees: Adamantly opposed to this plan. Concerned about traffic, congestion, loss of wildlife habitat, SWM.

18 Selwyn: 40 yr. resident at this property. 16 Selwyn, 18 Selwyn and 20 Selwyn are close to the basin on Lot 7 and we are downhill. Concerned about SWM.

9 Elliott: Concerned about SWM. Paper calculations are different from field calculations. Asking to review Plan. Who inspects basins? When will development start.

10 Elliott: Explaining how and where the mail is sorted. Questions about the 100 yr rainfall. Worried about SWM.

15 Tall Tree: Opposed to the plan. 20 year resident. Has a retention basin on lot and never inspected. Would like Stop Sign.

2772 Old Cedar Grove Road: Oppose the plan. Concerned about safety, water too many houses, traffic and the curve in OCG.

11 Tall Trees: 20 yr. resident. Concerned about water run off, trees, congestion and traffic.

### **Brief Break**

**Motion:** On a motion by Mike Noonan and seconded by Joe Morgan to approve the Final Subdivision Plan of 2785 Old Cedar Grove to subdivide three 3 existing lots into ten building lots with the conditions that the applicant conform to the Township Engineer's letter dated November 17, 2022. Approved 4, Not Approved 2. Can we have a count:

Mike Noonan- Approved

Nick Siano – Not Approved

Tim Tobin – Approved

Mike Gowdy – Not Approved

Joe Morgan – Approved

Mike May – Approved

4 Approved, 2 Not Approved.

**Joe Romano:** The next meeting will be in January. Announced that the this plan will go before the BOC on December 12, 2022 at 7 pm..

### **Nick Siano**

Gave a Thank you to Jack Savage for his years on the Board.

### **Joe Romano**

Gave a special thank you to Tom Tobin. This is his last meeting and it has been a pleasure to sit beside him these past 13 years. You will be greatly missed.

### **Meeting Adjourned.**

Minutes taken by:   
Edna M. Cook