



**Old Business:**

none

**New Business:**

Grandview Estates – Sketch Plan Review

In attendance for the Applicant: Rick Roseberry, Rocco Caracciolo, Tim Charlesworth

A copy of the submitted Sketch Plan will be posted to the Stockertown Borough website a minimum of five (5) days before the meeting. To view the plan go to the “Planning Commission” page of the Boroughs website at: <http://stockertown.org/planningcommission.htm>

*Order of Presentation and Comment:*

Mr. Dooley noted the Sketch Plan submitted does not reflect Zoning changes with respect to lot dimensional requirements in the R-1 Zoning District adopted by the Borough on May 4, 2020.

For Applicant:

Mr. Caracciolo presented the Sketch Plan illustrating a 61-lot subdivision for single-family homes including approx. 3,500 lineal feet of roadway. The development is proposed to be served by public water and public sewer. Plan will tie into the east end of Crown View Ave. in Stockertown and is proposed to connect to the west end of Farrcroft Dr. in Forks Township.

Mr. Carracciolo requested consideration of a waiver to reduce the road width from 36-feet as required by SALDO to 30-feet. The Applicant stated they would provide four (4) on-lot parking spaces per lot (2 garage and 2 in driveway) to address on-street parking concerns as a condition of the waiver request. Mr. Carracciolo stated this would result in 20,000 SF less in impervious surface to maintain and reduce associated stormwater runoff impacts. Applicant also offered to post NO PARKING signs on one side of the street.

Borough Solicitor:

A letter concerning sewer service was sent by the Borough to the Applicant April 17, 2020. Mr. Asteak noted that the Borough’s ongoing efforts to shut down the Borough’s sewer plant and tie into the Easton Area Joint Sewer Authority system is still in progress and not expected to be resolved until at least of the end of the year.

Mr. Asteak had discussed the waiver for road width with the Applicant’s attorney, Mr. Charlesworth. Mr. Asteak noted waivers are not typically granted during the Sketch Plan process.

Borough Zoning Officer:

*Note: Due to technical difficulties associated with use of the virtual meeting format and software, the Zoning Officer was not afforded the opportunity to make comment. His input is expected at the next meeting this plan is under review.*

Borough Engineer:

Mr. Rentko briefly reviewed the plan and substance of his review letter.

Mr. Rentko discussed the merits of the requested road width waiver and does not object to recommending approval of the waiver since the downstream through streets of the Long Development are 30-feet wide. There is no justification for going from a 36-ft wide road to a 30-ft wide road.

Mr. Rentko noted the ordinance changes. Mr. Charlesworth replied with a request for comments on the current plan notwithstanding.

Mr. Asteak asked the Mr. Rentko about stormwater requirements and impacts of the project on the Borough's MS4. Mr. Rentko replied that stormwater management plans have not been submitted for review yet and could provide no further comment. Mr. Rentko did impress upon the Applicant that stormwater had to be discharged to a stable outfall, not onto an adjoining property lacking a defined drainageway or stream suitable for receiving concentrated discharge from the site.

**Public Comment:**

Public Comment opened and closed without comment.

**Planning Commission:**

Mr. Dooley sought comment from the Applicant about considerations made for slope and runoff and noted this will need to be addressed.

Ms. Zdonowski noted the plan is non-compliant with current Zoning and SALDO ordinances changes recently adopted by the Borough.

**Specific comments:**

Mr. Asteak noted that two (2) street connections are desirable as proposed with general agreement among the Planning Commission.

Mr. Dooley requested stub street connections to the Unangst property south of the Farrcroft Drive cul-de-sac and the Appleman property to the west of the property near the loop turn proposed for Farrcroft Drive. There was general agreement among the Planning Commission these stub streets should be provided.

There was general consensus

Applicant was informed the Borough would not take possession of stormwater management basins and BMP's. Mr. Asteak informed the Applicant basins and other large facilities would have to be owned and maintained by an HOA. Smaller facilities would have to either be owned and maintained by the HOA or individual lot owners. Ownership and maintenance responsibilities would have to be defined and legally established as a condition of plan approval.

***Waiver/Modification Requests:***

**SALDO Section 213-43.B – Permit Modification Request prior to submission of Preliminary Plan**

To process a waiver request by the Applicant concerning the road width at the Sketch Plan review stage of the Project requires a waiver from SALDO Section 213-43.B limiting waiver/modification requests until a Preliminary Plan has been submitted.

The Planning Commission voted 4-0 to waive the conditions of SALDO Section 213-43.B to allow a waiver request regarding cartway width be presented to Council prior to the submission of a Preliminary Plan. Motion by Sean Dooley, 2<sup>nd</sup> by Kathleen Zdonowski

**SALDO Section 213-22.B.(1) – Modification of Required Cartway Width**

Applicant requests to modify the minimum cartway width of 36 feet for a local road to 30-feet. a waiver from SALDO Section 213-43.B limiting waiver/modification requests until a Preliminary Plan has been submitted.

The Planning Commission voted 4-0 to permit a 30-ft cartway width conditioned on the Applicant providing a 5-ft wide sidewalk with 4-ft wide grass vegetated buffer strip between the curb and sidewalk. Motion by Sean Dooley, 2<sup>nd</sup> by Kathleen Zdonowski

**Adjournment:**

*Motion by:* Joe Gosnell                      *Seconded by:* Kathleen Zdonowski

*Yea* 4 *Nay* 0 *Passed:* Y