

PROFESSIONAL LAND PLANNER

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AMERICAN INSTITUTE OF  
CERTIFIED PLANNERS

PLANNER-IN-CHARGE PENNSYLVANIA  
REGISTERED PROFESSIONAL PLANNER - NJ

VIA E-MAIL

June 6, 2018

TO: Whitpain Township Planning Commission  
FROM: E. Van Rieker, Township Planning Consultant  
RE: Township Planning Commission Meeting – June 12, 2018



Regular Session – 7:30 P.M.

1. Approval of Minutes
2. Review of Subdivision Plan for 1030 Skippack Pike (S-2-18 & LD-1-18). This application involves a 3-lot subdivision of approximately 1.00 acres located at 1030 Skippack Pike. The property is split zoned R-1/R-2 Residential Zoning District.

*Comment:*

- *Please see attached previous letter under date May 14, 2018.*
- *Also please note that Jim Blanch has issued a detailed review from the Township Engineer's Office.*

3. Review current zoning hearing board applications.

1. ZHB# 2150-18	Michael Doolin & Patricia Bates-Doolin (933 Valley Road)	Floodplain/Accessory Structure
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*Comment:*

- *This is a variance request to permit a portion of a pool construction within the 100-year floodplain (Zone A).*

- *A report is submitted by applicant which states that this construction will have a de minimus effect on the flow and elevation of the floodplain. The Zoning Officer should be consulted to substantiate what information is required in order to secure variance approval in the revised Floodplain Conservation District.*
- *Applicant/ homeowner has submitted a detailed hydrologic and hydric soil analysis for consideration by the ZHB.*

2. ZHB# 2156-18      Jeffrey Leos & Susan Amilcare-Legos      Open Space/Green Acres  
 (880 Township Line Road)

*Comment:*

- *This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.*
- *This request was heard previously but is now amended to add a variance to permit a separate driveway coming off Township Line Road and to allow additional impervious coverage to exceed 5% of the deed restricted open space.*

3. ZHB# 2159-18      Michael & Sheila Salvitti      Rear Yard  
 (833 Ivy Road)

*Comment:*

- *This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.*

4. ZHB# 2160-18      Mary C. Coyle      Front Yard  
 (611 Deaver Drive)

*Comment:*

- *This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.*

3. Review pertinent planning issues.

cc: Jim Blanch  
Kent Conway  
Ken Corti  
Joseph Fay  
Kurt Zintner

Greg Monte  
Joe Habboush  
Otis Hightower  
Cathy McGowan

John O'Hara  
Roman Pronzak  
Richard Shorin  
Rachel Streit

## Van Rieker

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**From:** Van Rieker <VanPlan@verizon.net>  
**Sent:** Monday, May 14, 2018 3:34 PM  
**To:** 'Jim Blanch'  
**Subject:** 1030 Skippack Pike - Proposed Three Lot Subdivision

Jim,

As you know, this property has been the subject of discussion for some time and this appears to be the lowest density version when compared to previous proposals.

This is a straight forward proposal and I have only two additional comments:

1. The new driveway will serve as a common driveway for all three lots. Previously, I have suggested that common driveways be treated as if they were a private road from the standpoint of providing an adequate clear sight triangle at the intersection with Skippack Pike. Having said this, I do note that sheet #7 of 12 provides a required site distance calculation.
2. I note that a Tree Canopy Plan has not been provided. I assume that you will require the preparation of a Tree Canopy Plan, which could be incorporated and made a part of the proposed Landscape Plan.

Please call with questions.

Thanks,

VAN

E. VAN RIEKER, AICP