

PROFESSIONAL LAND PLANNER

**E. VAN RIEKER, AICP**

215 OLD CHURCH ROAD - NORTH WALES - PENNSYLVANIA 19454

AMERICAN INSTITUTE OF  
CERTIFIED PLANNERS

PHONE: 215-699-4070

FAX: 215-699-0294

E-MAIL: vanplan@verizon.net

PLANNER-IN-CHARGE PENNSYLVANIA

REGISTERED PROFESSIONAL PLANNER - NJ

VIA E-MAIL

November 7, 2018

TO: Whitpain Township Planning Commission  
FROM: E. Van Rieker, Township Planning Consultant  
RE: Township Planning Commission Meeting – November 13, 2018

---

Regular Session – 7:30 P.M.

1. Approval of Minutes
2. Review Ordinance of a Subdivision Plan for 353 Lewis Lane (S-4-18). This application involves a 2-lot subdivision of approximately 6.85 acres located at 353 Lewis Lane. The property is zoned R-5 Residential Zoning District.

*Comment:*

- *This is a simple two lot subdivision where a large corner residential lot having 2.05 acres is proposed with frontage along Morris Road and Lewis Lane.*
- *I support the designation of a potential future driveway along the Lewis Lane frontage and suggest that a note be added to the Plan to indicate that unless approved by Whitpain Township that driveway access be limited to only Lewis Lane.*
- *An easement is proposed along the short section of Lot #2 to accommodate an existing sanitary sewer lateral and an existing water lateral. Furthermore, it may be appropriate for Lot #2 to take utility access from the same location opposite Battleson Road and it may be appropriate to identify that the utility easement could be shared in order to provide service to future residents at Lot #2.*
- *It may be appropriate that a request for a waiver to provide sidewalks along the frontages of Morris Road and Lewis Lane be listed on the plan.*

3. Review current zoning hearing board applications.

1. ZHB #2171-18	Gregory & Roberta Geske (1052 Grant Avenue)	Side & Rear Yard
-----------------	--	------------------

*Comment:*

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

2. ZHB# 2172-18	Blue Bell Market, LLC (1301 Skippack Pike)	Exterior Storage & Sale of Merchandise
-----------------	---	---

*Comment:*

- *This proposal relates to a specific request for the McCaffrey's Food Market. I seem to remember a similar request a number of years ago dealing with certain outside areas along the frontage of the Giant Food Market along DeKalb Pike.*
- *So long as the seasonal items are identified and limited to a defined contained space in front of the store; and so long as adequate pedestrian circulation is maintained then I would have no objection to the request.*

3. ZHB# 2173-18	Patrick & Christine Bailey (1250 McDivitt Drive)	Rear Yard
-----------------	---	-----------

*Comment:*

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

6. 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 William McManus
-----	--	---	---

Sean McGranahan, Applicant's Engineer	(Item #2)
Jim Garritty, Applicant's Attorney	(Item #3.2)