

PROFESSIONAL LAND PLANNER

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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 Side & Rear Yard
(1052 Grant Avenue)

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 Exterior Storage & Sale of
(1301 Skippack Pike) 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.*

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 Garrity, Applicant's Attorney (Item #3.2)