

# ROBESONIA PLANNING COMMISSION

## AGENDA

April 20, 2022

7:00 PM

1. ATTENDANCE:

Dennis Rick, Member  
James Burrus, Member  
Harvey Marshall, Member

Christine Burrus, Member  
Tom Auchenbach, Member  
Jennifer Van Dyke PE, Technicon

2. Call to Order

3. Keener Heights II- Waiver requests

A. SALDO Section 303.6.C – Approval of Preliminary Plan

The ordinance has provisions for both preliminary and final plan approvals. We are hereby requesting that the plans be reviewed as a combined preliminary/final plan approval in accordance with SALDO Section 304.5 Final Plan approval and a waiver for the separate preliminary plan approval process be granted.

B. SALDO Section 502.10.C – Cul-de-sac requirements

The ordinance requires a maximum cul-de-sac length of 500 feet that can serve not more than twenty (20) units. Furnace Village I (formerly Keener Heights) created a cul-de-sac extension of approximately 1,300 feet to serve 48 new residential units and maintain service for any existing access through the site. Furnace Village II adds approximately 118' +/- of cul-de-sac length and adds 10 new residential units for a total of 58 units. Ordinances of this type are typically concerned with emergency circumstances and access for emergency vehicles and personnel with the unlikely scenario where a single access may be blocked for some reason. The property maintains with it a right to cross and use the existing Norfolk Southern railroad crossing at the terminus of Spruce Street, and the plan has been amended to provide an emergency access route through this crossing and through the subject property to the proposed cul-de-sac terminus, thus providing a secondary route for emergency vehicle access. Based on the provision of a secondary emergency access to the property, we feel a waiver of Section 502.10.C is justified.

C.. SALDO Section 504.1.D – Lot Width to Depth Ratio

The ordinance allows a maximum lot width to depth ratio of 2.5 to 1. Generally, the lots are proposed at a width of 40 feet which would allow for a lot depth of 100 feet. The significant majority of lots are proposed with a lot depth exceeding 100 feet. The rear lot line for the lot additions to Lots 16 thru 20 and then for proposed Lots 51 thru 58 are designed as a consistent bearing for the rear property boundary of Lots 1 thru 15. The designed Basin 3 and upland conveyance swales and storm sewers and related grading provide for a typical "effective" lot depth of roughly 110' to 120'. Lots 59 & 60 are the direct extension of the geometry of the preceding lots on the north side of the proposed road extension. It is noted that this waiver was granted for Furnace Village I. For the above outlined reasons, we feel a waiver of this section is warranted.

D. SALDO Section 503.4, 602.3, and 602.4 – Curb and Sidewalk

These sections require the entire length of new roadway to be provided with curbing and sidewalk on both side of the roadway and the cul-de-sac. The plan proposes sidewalk and curbing along both sides of the proposed roadway up to, but not including the cul-de-sac bulb. Curbing around the cul-de-sac serves no functional purpose as there are no lots proposed in this area and there is no need for curbing to achieve the stormwater management controls. Sidewalk around the cul-de-sac area is not required for pedestrian traffic as no homes are proposed in this area. Additionally, the curb and sidewalk around the cul-de-sac would pose only an impediment to activities such as snow removal and require additional maintenance where there is no functional benefit. As part of Furnace Village I, slant curb was approved and constructed and for this reason the extension of the proposed road is proposed to utilize slant curbing to keep the construction consistent. For the above outlined reasons, we feel a waiver of the sidewalk and curbing around the cul-de-sac bulb is justified. In addition, as stated granting a waiver to allow for the continued use of slant curbing is also justified.

E. SWMO Section 307.B.1.a – Limiting Zone Separation for Infiltration

The ordinance specifies a required limiting zone separation of 48-inches. The stormwater facilities are designed in accordance with the state's BMP Manual and provides a limiting zone separation of 24-inches. Additionally, the plans were recently permitted under the state's NPDES permit provisions and found to provide a sufficient limiting zone. A 24-inch limiting zone is a generally accepted engineering practice for stormwater infiltration practices. As per the plans for Furnace Village II, Basin #1 is modified to provide additional volume, but not in any manner that changes the consideration for waiver of this section, which was granted for Furnace Village I. Basin #3 is designed in accordance with discussions with the Borough to provide an additional measure of control of runoff rates for downstream areas. Due to the location and required grading for Basin #3, it is not intended for this facility to be an infiltration basin, but merely for rate control as requested by the Borough. For the above outlined reasons, we feel a waiver of this section is justified.

**Adjourn:**

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_ Carries: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Recording Secretary