

# *NEW CONSTRUCTION MINUTES*

*October 11, 2022*

*6:30 p.m.*

*PRESENT: Commissioner Mike Higgins, Chairman  
was present by way of Virtual  
Commissioner John Dougherty  
Megan Todaro, Pennoni Engineers  
Carol Thompson, Land Development . Sec  
Zoning Officer*

*ALSO PRESENT: Commissioner Nancy Bowden  
Brian & Kim Winters 33 Bunting Lane  
Brian McFadden  
Michael Kozek 412 Shubbrook Lane*

*Commissioner Mike Higgins called the October 11,  
2022 New Construction Committee Meeting to order at  
6:30 p.m. This meeting was held in the Meeting Room  
at the Township Offices located at 2 New Road.*

*Discussed request for Waiver 33 Bunting Lane*

*Kim & Brian Winters were present to discuss  
their request for a waiver of sidewalks in  
front of their home at 33 Bunting Lane.*

*Commissioner Mike Higgins stated and has seen the pictures and read the email that was sent to the committee.*

*He has found that only 9 properties out of 50 have sidewalks. This property is located in the middle of the block with no around has sidewalks.*

*Commissioner Higgins stated the picture that shows the curbing on the lower half of the property is cracked and deteriorated and should be replaced*

*Additionally, the owners, half of the driveway should be fixed is has deterioration.*

*Brian & Kim agreed to replace curbing and fix and repair driveway. They thanked the committee for consideration to their request.*

*Commissioner Higgins stated that they will be receiving a letter with the decision of the Committee.*

2022-03

*McFadden Group, Inc.*

*Preliminary/Final Land dev.*

*3471 Concord Road*

*Perfect Self Storage*

*Brian McFadden was in attendance to discuss the land development plans.*

*He explained that the building will be 4 stories.*

*The HVAC equipment will not be on the roof*

*It will be on the side of the building.*

*Solar Panels 100' x 250' will be on the roof.*

*The building will be temp control and have sprinklers throughout.*

*He spoke of a need for a back- up generator. The committee discussed the location. A 4' x 8' pad would be used. They did not want it located near the residential properties. A fence may be used for screening.*

*Brian stated that he is in the process of building this same type of building in Bethel Township*

*He spoke of the stormwater inlet basin and perforated pipe control.*

*He spoke of taking down dead trees located at the edge of the property backing up to the residents. There will be vegetation screen along this area.*

*Mr. Mike Kozak of 412 Shubrook Lane spoke about his property backing up to the parcel.*

*Commissioner Higgins spoke of needing a berm to be located on the West side of the property behind the houses on Shubrook Lane.*

*Mr. McFadden agreed to his request.*

*Commissioner Higgins spoke of the elevation as to where the streets are located.*

*The outdoor storage area for vehicles was discussed. All vehicles using the area must have current registrations.*

*No tractor trailers will be coming on the premises  
There will only be box truck vehicles allowed.*

*The hours of operation were discussed. No tenants will be allowed on the premises after 10:00 p.m. He explained that sometime people have an emergency and need access to their unit. There was discussion about this and Mr. McFadden*

*added there will be no exception to allow tenant use of their unit after 10:00 p.m.*

*Tenants must fill out a Lease Agreement that has Do s and Don'ts using the facility.*

*The impervious coverage will be reduced by 35% on the premises , This will make less run off.*

*The Committee discussed drainage on Donnelly Avenue and a pipe. It was unknown who owns this line. Mr. McFadden stated that if it is not on his property his does not own the line.*

*Commissioner Higgins discussed Pennoni's review letter. The comments in the letter had most issues resolved and screening was very important.*

*Commissioner Higgins spoke of Performance Standards with noise, hours of operation, lighting Etc.*

*Commissioner Higgins informed Mr. McFadden that the Work Session will discussed his project tomorrow and it will be on the Agenda for The October 19<sup>th</sup> Board of Commissioners Meeting for approval.*

## *Other Business:*

### *Bunting Lane*

*Commissioner Bowden spoke about new sidewalks being installed on Bunting Lane*

### *Change in Berm*

*Megan from Pennoni spoke about making sure the new berm will on the plan for recording.*

### *Old Trees*

*Mr Kozak spoke of old dead locus trees .*

### *Review of the New Construction Minutes from the July 11, 2022 Meeting.*

*The minutes from the July 11, 2022 meeting were reviewed by the Committee. There were no corrections to the minutes. Commissioner Mike Higgins made a motion to approve the Minutes and John Dougherty seconded the motion. The minutes for the July 14 2022 meeting were approved.*

*There being no further discussion of the New Construction Committee the October 11, 2022 Meeting was adjourned.*

*These meeting minutes reflect the main areas of discussion and comments addressed . There may have been other items discussed that were not ocumented in the minutes*

*Respectfully Submitted:*

*Carol L. Thompson  
Sec. Land Development  
Zoning Officer*