

WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF NOVEMBER 8, 2007
DRAFT

The Wrightstown Planning Commission met on November 8, 2007. In attendance and voting were Frank Davis, Chairman; John Halderman, Vice-Chairman; Joseph Conroy, John Fowler, Ann Mark, James A. Peruto, William Perry and Lary Whalen, Members. Also in attendance were Judith Stern Goldstein, Township Planner and Mario Canales, Township Engineer.

Call to Order: Mr. Davis called the meeting to order at 8:00 p.m.

Approval of Minutes: *Mr. Fowler moved to accept the Minutes of September 27, 2007. Dr. Mark seconded and the motion passed 8-0.*

Courtyards at Penns Crossing – Conditional Use Plan:

Penns Park Associates
Evidence Storage, Inc.
JADCO Enterprises, Sterling Limousine
Wrightstown Plumbing and Heating

Mr. Don Marshall, Esquire and Engineer Heath Dumack were in attendance to review these applications. Mr. Marshall suggested reviewing each application separately, although all are for the same location, an 8.92 acre parcel at Penns Park Road and Route 232 in the R-1 (Rural Industrial) Zoning District. The plans show a 12,000 square foot warehouse, three small storage sheds, parking areas and detention basin, with a driveway connecting to an existing office complex. The plans propose to construct two office buildings, each two stories, for a total of 51,600 square feet. The proposed G-3 Warehouse use is proposed to be expanded.

Penns Park Associates is proposing a D-1 office use for the two new buildings. Mr. Marshall said that the Applicant is seeking a generic conditional use approval, with the understanding that the Township might want to review the individual tenants' uses, when those tenants are known. These will be condominium offices. It is expected that the maximum number of employees would be about 160; 258 parking spaces are proposed. The use will be D-1 office use only; no laboratory uses are planned.

Referring to the Boucher and James review letter of November 1, 2007, Mr. Marshall said that the applicant will comply with all points. The hours of operation are expected to be Monday through Friday, from 8:00 a.m. to 5:00 p.m., with occasional evening and weekend hours. There would be evening cleaning staff. Deliveries would be by UPS box trucks. One ADA van compliant parking space will be provided on each end of the parking lot.

Mr. Marshall said that the Applicant will comply with the Pickering Corts and Summerson review letter of October 25, 2007. He provided copies of the deed to the property. In response to questions from Mr. Davis, he said that a traffic study has been conducted. The traffic patterns are not a problem. These offices are professional offices of about 3,000 square feet, each. They will not be the kinds of businesses that have regular customers or clients in and out all day. No food service is planned.

In response to Dr. Mark's question, Mr. Marshall said that one directory sign and individual business signs on each door are planned. There will be a condo association; details will be worked out with the Township Solicitor. The Association will own the sewage treatment facility, which is a package treatment

plant with stream drip, similar to ARCCA's facility. It is a modular system, with a holding tank for 7 days.

Mr. Marshall said that no retail uses are planned. No uses are by right; all must have conditional use approval.

Evidence Storage, Inc. is a facility for storage of evidence in automobile accidents. The facility has an existing 12,000 square foot warehouse, with a 6,500 square foot addition planned. There are 37 parking spaces, although no parking spaces are needed. There is one employee. The Fire Marshal has required that the sprinkler system be activated. The applicant will comply.

In response to questions from Mr. Fowler, Mr. Marshall said that the facility stores automobile evidence. All fluids are removed from the automobiles before they are stored. There are no floor drains; the floor is a concrete slab. No cutting or grinding takes place on the premises, although there is some disassembly of vehicles.

Mr. Marshall asked for a reduction in parking, since no spaces are required. The applicant would like to leave the parking in green. The ADA compliant van parking space is provided at the other building. Mr. Marshall reviewed all of the conditions of the previous approval for this applicant, and agreed that the applicant will comply. Hours of operation are from 8:00 a.m. to 5:00 p.m., Monday through Friday. The only deliveries are the evidence vehicles. One employee is planned. Trash will be disposed through the ARCCA facility.

In response to Mr. Canales' questions, Mr. Dumack said that a restroom is proposed for convenience for washing up after looking at evidence. There is to be one inspection bay and no oil pit.

In response to Mr. Perry's question, Mr. Marshall said that the parking calculation had been based on the size of the building, not based on plans for future uses. The Applicant will only have one employee, who moves between this and the other building on the site.

Mr. Marshall said that the Applicant will comply with the Boucher and James letter of November 1, 2007 and the Pickering Corts and Summerson letter of October 31, 2007.

JADCO Enterprises, Inc. proposes construction of one 21,000 square foot office/warehouse building in Phase I and an additional 15,000 square foot warehouse building for Phase II, a total of 36,000 square feet of D-1 office and G-3 warehouse use, for office and parking for Sterling Limousine Service. The hours of operation will be twenty-four hours a day, seven days a week. The total number of employees is 50, in shifts of 30 drivers. No deliveries are anticipated. Parking includes 116 parking spaces, 30 of which are limousine parking spaces. The applicant is seeking to reduce this number to 96 parking spaces.

Mr. Marshall said that the Applicant will comply with the Boucher and James review letter of November 7, 2007 and the Pickering, Corts and Summerson letter of October 31, 2007, and with the conditions of the 2005 conditional use approval, which was a temporary approval.

In response to questions from the Commission, Mr. Marshall said that there are box light fixtures. No disabled vehicles are stored on the premises. No maintenance is conducted on the premises. There are no audible back-up sounds on vehicles.

In response to questions from Ms. Goldstein, Mr. Marshall said that the Applicant would comply with a request to use absorbent mats under the vehicles inside the warehouse.

Mr. Canales asked for building plans and architectural elevations of the planned building.

Mr. Marshall said that the plans are not required for a conditional use application. He then showed the Commission an architectural rendering of the proposed façade of the building.

Mr. Canales briefly discussed lighting with the applicant, Mr. Donahue. There was some concern about safety for drivers walking to or from their own cars during the night. The applicant would comply with a motion sensor lighting system, rather than leave all lights on all night.

In response to questions from Mr. Fowler, Mr. Donahue said that no routine maintenance would take place on the premises, but occasionally, emergency work might be done. The cars might also be washed on the premises. There will be a drain, with grease traps. Ms. Goldstein suggested that the oil separation drainage should occasionally be inspected by the building inspector. A dumpster and buffering are on plans.

Wrightstown Plumbing and Heating plans to occupy 2,000 square feet of D-1 office and 5,000 square feet of warehouse for a plumbing business. There are 42 employees, of which 30 work off-site. Hours of operation are Monday through Friday 7:00 a.m. to 5:00 p.m., with occasional evening and weekend hours. Deliveries are by small vans once a week.

The Applicant, Robert Smith, said that most supplies are delivered directly to the job sites, not to the offices. There might be occasional storage of acetylene. The applicant would comply with the Fire Marshal's requirement for this storage. Very few solvents are stored on the premises, as these are also delivered to the plumbers at the job sites. Any supplies of solvents or other environmentally sensitive materials would be securely stored to prevent leakage. Job trailers are rented for the sites, and are returned, not stored on the premises.

Mr. Marshall said that the van accessible parking space will be provided. Plans for the façade would be provided to the Board of Supervisors.

Mr. Halderman moved to recommend that the Board of Supervisors approve the applications for conditional use for Courtyards at Penns Crossing for Penns Park Associates for D-1 office use, Evidence Storage, Inc., for D-1 office use and G-3 warehouse use, for JADCO Enterprises, Sterling Limousine for D-1 office use and G-3 warehouse use and Wrightstown Plumbing and Heating for D-1 office use and G-3 warehouse use subject to the following conditions:

- 1. That the uses comply with the review letters of Boucher and James and Pickering Corts and Summerson, and including the reviews and approvals of the 2005 application, where applicable.*

Regarding JADCO Enterprises, Sterling Limousine:

- 1. That absorbent mats be used under vehicles to capture fluids;*
- 2. That façade and building plans be submitted with the application;*
- 3. That a plan to reduce outdoor lighting during late night hours be submitted with the application;*
- 4. That a plan to capture waste from car washing be submitted, and that there be a schedule of regular inspection of the waste capture system.*

Regarding Wrightstown Plumbing and Heating:

- 1. That the use complies with fire codes for storage of flammable substances;*
 - 2. That the applicant use proper storage of environmentally sensitive materials.*
- Mr. Fowler seconded and the motion passed 8-0.*

JMZO 2007-03 – Electronic Video Signage: Ms. Goldstein said that the goal of the proposed ordinance is to address new technology, and determine where such signage is permitted. She briefly discussed the difference between signage and electronic billboards, noting that billboards advertise services off-premises. She noted that the Bucks County Planning Commission does not think that the ordinance is necessary. Newtown Township had some concerns about permitting this signage in the LI light Industrial zoning district, where it could be visible from the Newtown Bypass, and where efforts are being made to create a professional office atmosphere. Newtown would also want to prohibit such signage where it could be visible from the historic district.

Dr. Conroy said that he has reviewed some of the references in the draft ordinance and found that the papers cited do not support the contention that video signage causes accidents. He also had some concern that the draft did not address the time it would take to read a message; long messages could be as distracting as frequently changing messages.

Mr. Canales reviewed the proposed locations for the signs and pointed out that in Wrightstown they would be permitted in the Anchor shopping center and at CVS and the body shop.

After further discussion, it was agreed that perhaps Ms. Goldstein should discuss some of the questions raised by the Commission with the Jointure Solicitor.

Mr. Halderman moved to table discussion of JMZO 2007-03 Electronic Video Signage. Mr. Perry seconded and the motion passed 8-0.

Mr. Halderman moved to adjourn at 9:45 PM. Mr. Fowler seconded and the motion passed 8-0.

Respectfully submitted:

Mary Donaldson
Recording Secretary