

TOWNSHIP OF LOWER MAKEFIELD  
PLANNING COMMISSION  
SPECIAL MEETING  
MINUTES – DECEMBER 17, 2012

A Special Meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on December 17, 2012. Chairman Dickson called the meeting to order at 7:40 p.m.

Those present:

Planning Commission:        Dean Dickson, Chairman  
   Tony Bush, Vice Chairman  
   Karen Friedman, Secretary  
   Mark Fried, Member  
   John Pazdera, Member

Others:                            Nancy Frick, Director Zoning, Inspection & Planning  
   John Koopman, Township Solicitor  
   Mark Eisold, Township Engineer  
   Dobby Dobson, Supervisor Liaison

**#608-A – APPROVAL OF SAMOST TRACT BALL FIELDS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN**

Mr. Dickson stated at the last meeting of the Planning Commission, they elected not to make a decision on the ball fields, and they had requested of the Board of Supervisors that they present the Planning Commission with a Master Plan for the Tract that would show where the ball fields would be placed as well as the proposed Community Center and the Fred Allan Softball Tract.

Ms. Maryellen Saylor, Township engineer, was present with Mr. Eisold. Mr. Eisold stated the Planning Commission did receive a packet of information on this matter. Mr. Eisold noted the letter dated 12/10 highlighting what they have done since the last meeting. He noted the EAC letter which was discussed at the previous meeting. He stated the EAC recommended putting the bike path and parking lot in pervious paving; and while they have not done all the final numbers, they have looked into this and it could be achieved for the bike paths/walking paths for the site, but the parking lot could be more difficult based on the soils. He stated they will continue to evaluate this and do what they can to use pervious paving if and when the bike paths/walking paths and parking lot are paved.

Mr. Eisold stated the EAC also noted the Tree Replacement Ordinance which requires that for trees over a certain size which are removed that a calculation be done to determine the number of trees that would need to be replaced either on site or at some other location to make up for the trees that are removed. He noted an area on the Plan where the majority of the trees will be removed which is where the basin will go. He stated they have not completed the evaluation, but it will not be done until after the limit of disturbance line is located as they get closer to construction.

Ms. Friedman asked about the comment made by Mr. Eisold that trees could be potentially replaced with trees from other projects so that it would reduce the cost to the Township. Mr. Eisold stated they had discussed this with the Park & Recreation Board. He stated the Grant has a limited amount of money for this project; and they were trying to get good, high quality fields with that money. He stated the trees would be planted at the end of the project; and they were looking to possibly “piggy-back” off of other developer projects that are required to provide trees which could be used at this location, and the Township would then save money by not having to purchase other trees. He noted Bright Farms had to take out a number of trees at the entranceway they constructed off of Stony Hill Road, and they do not have room on their site to replace those trees, so they could use them at the ball field site. Ms. Friedman stated theoretically the trees that are being destroyed on the ball field site are then just gone because they would not be replaced anywhere as the trees that would be put on the ball field site would be coming from another project. Mr. Eisold stated the Township would be making the final decision on this. Ms. Friedman stated she would not be in favor of the trees not being replaced.

Mr. Eisold stated the EAC Comment #3 was with regard to the tree screening along Oxford Valley Road. He showed on the Plan where they had originally shown a number of street trees, and since the last meeting they have made some modifications to show additional evergreen trees and bushes to provide a denser screen of the ball field area from the neighbors along Oxford Valley Road. He stated they have also shown a potential location for an extension of the bike path from Edgewood Road down to at least the entrance to the Water Company property.

Mr. Eisold stated with regard to Comment #4 of the EAC letter they have calculated that there will be a number of trucks coming in and out of the site as there is additional material to be removed as well as topsoil coming in. They estimate that there will be approximately thirty-five truckloads to be removed and eighty truckloads bringing in suitable topsoil to the site.

Mr. Bush stated many of the bike paths in the Township are disjointed, and at the Municipal Complex including the Pool, Library, Kids Kingdom and the ball fields it would make sense to have a connecting bike path. He stated he feels if they are going to have a bike path, they should build one that will not stop at the Water Company property, and it should be built on the interior of the Park so that it can go all the way to the softball fields which are all contiguous; and then people will actually use it. Mr. Eisold stated while they are currently showing it stopping at the Water Company property it does not mean that in the future they could not extend it all the way to the ball fields. Mr. Bush stated he feels they should plan for the future and do it so it makes sense. He urged that they re-configure the bike path elsewhere and that it get done as part of this project since if it does not get done now, he does not feel it will get done in the future. Mr. Eisold stated they can lay it out anywhere, but in the end it is whether or not they have the money to do it. He stated they need to consider what is most appropriate to do now with the money available and what could be done in the future. Ms. Saylor stated they do connect to the walkway that connects to the two ball fields.

Mr. Eisold noted Comment #5 which asked if one of the ball fields could be reduced in size; but Mr. Eisold stated that since the beginning the main focus has been to provide a Babe Ruth and Cal Ripken Junior size field to the exact dimensions and specifications; and neither the PAA nor the Park & Recreation Board want to cut down on this size.

Item #6 relates to the bike path and sidewalk that was discussed. Mr. Eisold showed the Plan for the entire site noting the existing Stoddard Field, the ball fields, two proposed locations for the Community Center, and the existing softball fields. Mr. Eisold noted on the Plan areas where bike paths could go as suggested by Mr. Bush.

Item #7 was noted with regard to the request for a Waiver that has to do with the basin and the allowable size of the drain and restricting the drainage of the basin. Mr. Eisold stated downstream of the basin there is a large wetland area, and they are trying to balance complying with the Ordinance and allowing the water to get out so it does not deplete the wetlands. He stated the 3" pipe is a small opening, and they do not want to go any smaller than that since there is a higher probability of it clogging.

Item #8 was noted, and Mr. Eisold stated this had been addressed in their calculations already.

Item #9 is a comment regarding native seed mix, and they will use native grass and wildflowers, and this is what has been included on the Plan and is on the construction drawings.

Mr. Eisold stated there was a comment from the Historic Commission having to do with a hedgerow, and Mr. Eisold stated due to grading concerns the hedgerow will not be left in its entirety although there will be some areas that will remain. He stated they did have one of their landscape architects look at it with regard to the quality of the material there, and the result was that it was not great material and was determined to be in fair to poor condition. He also stated that the age of the oldest tree was approximately ninety years old and most of the rest were younger than that. He stated as to it being an early boundary line, he is not sure. Mr. Pazdera asked if the larger trees will be saved, and Mr. Eisold stated they will be. He noted the locations of the largest trees.

Mr. Eisold stated they received a letter from the Township's traffic engineer, and most of the comments had to do with the entrance off of Edgewood Road and the parking lot he showed on the Plan. He stated while he agrees with the comments, because of the budget constraints these are things that they were not tasked to look into at this point; and they could be looked at in the future. He stated he feels paving of the parking lot will have to wait a year or two and then might be done as part of the Township's road paving program.

Mr. Eisold noted Comment #1 from the Citizens Traffic Commission which recommends that the entrance drive be upgraded from Edgewood Road to the site; and while they agree that when this is ultimately paved, this should be done, it is not what they were tasked to consider at this point. He stated Comment #2 recommends that they provide pavement markings at an area Mr. Eisold showed on the Plan. He stated he does not feel many people will be making this movement, but they could look into this. He stated Comment #3 discussed the resurfacing and striping the parking lot; however, Mr. Eisold stated this could not be done until the money was available, and possibly it could be done as part of the annual road paving program.

Mr. Eisold noted an area on the Plan where the Citizens Traffic Commission suggested that there be another driveway, and he stated he is not sure that there is sufficient space to get a full driveway and still maximize the parking spaces. Mr. Dickson stated it is also very close to the traffic light at the top of the hill.

Comment #5 was noted where there was a question about some of the calculations, and Mr. Eisold agreed to look into those further. He stated they also discussed installing additional traffic warning lights on Edgewood Road, but Mr. Eisold stated this was not within the original scope; and it could be done in the future if the Township felt it was necessary.

Mr. Eisold noted the letter from the Bucks County Planning Commission. He stated Comments #1 and #2 highlight the Waivers being requested. He stated Comment #3 is with regard to the supersilt fencing, and this has been accepted by the Township and the Bucks County Planning Commission and is commonly done. Comment #4 was noted with regard to the landscaping and they want to insure that they provide varied species so that they do not lose all the trees if there is some kind of disease, and Mr. Eisold stated they have provided varied species.

Mr. Eisold stated some of the issues will be financially based depending on what the Township wants to do.

Mr. Pazdera asked what was the direction as to bidding the project out, and Mr. Eisold stated when they met with Park & Recreation early on, they had an idea of what they wanted to have; and they discussed with them what they would want in the Base Bid and what could be included in a Bid Alternate. He stated included in the Bid Alternates was water service so that they could water the fields. He stated they considered putting in a water line from Oxford Valley Road to a section he showed on the plan where they could have a hydrant, and he also showed an area where they considered having a well on the site which would have up front costs, but not be as costly in the future. He stated they also considered having a discussion with the Water Company to see if they could get a little closer and tie into their line so that they would not have as far to go. Mr. Bush asked the impact if this was built without water service as to getting the grass to grow, and Mr. Eisold stated typically you rely on the growing season of the spring and the fall and there is a timeframe when the fields cannot be played on. He stated typically it takes two growing seasons before you can play on the fields. He stated it would help if they had water service. He stated they want to get the work done in the spring and summer, and put in the landscaping and grass in the fall so they can get the maximum amount of growth this year.

Mr. Eisold stated the under drain system in the infields was also included as an Alternate, but they are very interested in having this in the Base Bid. He stated this would insure that the fields are playable as much as possible during wet times. He stated both Park & Recreation and PAA indicated that they wanted the under drains put in if possible in the beginning. Mr. Pazdera stated he does not feel there is a point to building the fields without this.

Mr. Pazdera stated the parking lot paving is estimated to cost \$91,000 and has been included as an Alternate. Mr. Pazdera asked how they will stripe it in the meantime if it is just a gravel lot. Mr. Eisold stated at the current lot they do not have striping. He stated although it is possible to stripe the stone temporarily, the stone does move; and the hope is that if there is no striping, people will just use common sense. Mr. Pazdera asked if the paths shown on the site are part of the Base Bid, and Mr. Eisold stated they are, and paving of the handicap areas will be done as required by the ADA.

Mr. Eisold stated also as part of the Alternate Bid are the bleachers and bases, although PAA may be able to provide the bases. Mr. Eisold showed an area noted as a courtyard to be paved which could be a gathering area for Tournaments, and this is more expensive than stone and this could be delayed and done at a later time. He stated the area will be stone initially. Mr. Pazdera asked how people will get to the restrooms if it is not paved, and Mr. Eisold showed an area on the plan where they will probably have to add paving to accommodate someone in a wheelchair needing to get to the restrooms.

Mr. Eisold noted an area of the Plan which is shown as a future batting facility. Mr. Dickson stated he understands from PAA that this is not being considered at this time since the funds they thought they had available are no longer available.

Mr. Bush stated there are three existing fields adjacent to these proposed fields, and those existing fields have had bad flooding for years. Mr. Bush asked if any of the water that is currently going onto the existing fields will get stopped by constructing these fields with their proposed detention basins and other water mitigation features. Mr. Eisold stated he feels it should help with the runoff from the proposed site getting to the existing fields. Mr. Eisold stated in the Grant, there is a line item in the amount of \$25,000 to help improve drainage on one of the existing fields. He stated there also has been some recent work done by the Park & Recreation Board to help the situation as well.

Mr. Bush noted the proposed Community Center sites, and he asked Mr. Eisold if he envisions either one of those sites having a traffic issue or problem with respect to the two proposed new fields. Mr. Eisold stated from an ingress/egress point of view, they will be totally separate. He stated he does feel they will be able to have some sharing of parking. He stated from a traffic generation standpoint, he does not see much interference.

Ms. Friedman asked if there are sufficient sanitary facilities on the site since nothing additional is proposed, and Mr. Simon stated there are existing restrooms attached to the snack bar, and there are also restrooms at the Fred Allan Complex. Ms. Friedman asked if it is felt that the existing facilities will satisfy full usage on all of these sites or should they consider putting in additional facilities. Mr. Bush stated he does not feel anyone at the two new fields will walk to the Fred Allan Complex to use the restroom. Ms. Friedman stated she is particularly concerned when there are tournaments, and Mr. Fried stated they bring in temporary facilities for the tournaments.

Ms. Friedman stated currently there are large plastic advertising signs on the fences, and she asked if they will have the new larger field fencing covered with plastic signs. Mr. Eisold stated he cannot speak to this because this is between the Township and PAA. Ms. Friedman stated she would like to minimize some of this since she sees it as a very broad piece of fencing where there could be significant advertising. Mr. Koopman stated if there is a concern about this, the Planning Commission could include this concern in their recommendation to the Township.

Ms. Friedman asked about lighting, and Mr. Eisold stated they are not proposing this currently, but they did look at putting an alternate in to provide conduits so that if and when lighting were to be put in, it would not require digging up the parking lot or anything else. He does not anticipate that it is in the Budget to have lighting in the next five to ten years. Ms. Friedman asked if there is a need for any lighting for safety reasons, and Mr. Eisold stated possibly they could put something in at the front of the driveway. He stated usually they use these fields only during daylight hours.

Mr. Dickson stated currently there are existing ball fields and they are adding two additional ball fields. He stated they may have as many as eight ball fields in use at the same time when there are Tournaments, and he asked about parking. Mr. Eisold stated when there are large tournaments, they have off-site parking and shuttle people in. Mr. Eisold stated these two new fields would not be able to be used during the softball tournaments.

Mr. Jason Simon stated he is the liaison to PAA, and they, as the primary users are very concerned that the drainage system be included in the Base Bid. He stated PAA has volunteered, with much chagrin, that they might make a financial contribution to make sure that the drainage system is built. He stated the original Grant that was assigned for these fields has been divided up, and a great portion of the money that was to go to the ball fields has gone to the tennis court resurfacing. He stated they have a significant problem at Stoddard with drainage. He stated last year the Township was able to do re-grading of the infields at a 1% pitch, and it did have an impact on Stoddard being more playable; but they do not feel that this is a suitable solution for the new fields going in, and they feel this should be included in the Base Bid.

Mr. Simon stated with regard to Ms. Friedman's concern with advertising, in order for PAA to be able to offset and help pay for items that were to be in the Grant, they may need to have sponsors and advertisers on the fences; and while they will try to mitigate this, they need to find revenue sources. He stated they want to have the fields built in such a way that they will not have the problems they currently have on Stoddard which was due to having poorly designed fields that were never corrected by the Township. He stated they want to be able to water the fields in order to maintain them and get grass to grow. He stated they have a problem with capacity not only for League play but for recreational play as well. He stated he is disappointed that they cannot do the paving of the parking lot now, but this is a Budget issue that was created by the overrun of other projects.

Mr. Simon stated with regard to the batting facility, this was an idea developed several years ago when there was a donor; but that option has dissipated. He stated the PAA Board does not have this project high on their radar particularly if they are going to have to invest in a drainage system on the Township fields. Mr. Simon stated the Cal Ripken field sits about eight feet below the Babe Ruth field so the water problem is an issue, and they do not want to have problems like they do on the existing ball fields.

Mr. Simon asked how far down the left field line of the Babe Ruth field is the parking lot from the fencing, and Mr. Eisold stated it is approximately 70' to 80' away; and Mr. Bush stated he feels this is reasonable. Mr. Simon noted on the Plan an area where he feels it may be good to add trees, and Mr. Eisold agreed to look into this.

Ms. Virginia Torbert, Citizens Traffic Commission, stated she did not see on the Plan any detail on the entranceway on Edgewood Road; and she stated she is concerned because at Macclesfield Park there were problems with the original entrance. Mr. Eisold agreed to provide this detail. Ms. Torbert asked if there is a way to hook up the bike path with Edgewood School. She stated she feels there should be a safe way for the children to get to the ball fields from the School. Mr. Pazdera stated he raised the point at the last meeting that there is no connection shown from the new ball fields out to Edgewood. Mr. Koopman stated Mr. Eisold indicated that the Plans would be revised to show a future bike path along Oxford Valley Road, and he assumes that this would go up to Edgewood Road; and Mr. Eisold agreed. Mr. Pazdera stated he feels from “day one” there should be some kind of hard pathway from Edgewood Road to the ball fields adding that the one along Oxford Valley is only “proposed.” He stated from a safety standpoint he feels something needs to be done; and if they are always cutting corners, someone is going to get hurt.

Ms. Catherine Beath, 1049 Countess Drive, stated she has not heard anything about the impact of all this development on the neighbors who live there. She stated there will be an impact on traffic from the Community Center. She stated they deal with the ball field traffic six months a year, but now they are going to have a year-round impact from the Community Center. Mr. Koopman stated only the ball fields are before the Planning Commission this evening. He stated the Plans for the Community Center will be reviewed by the Planning Commission at some future time.

Ms. Linda Oberkofler stated she does not feel that there is sufficient parking for every day games, and it will spill over into the neighborhoods. Mr. Bush asked the number of parking spaces for the two new fields, and Ms. Saylor stated there are ninety to one hundred. Ms. Saylor stated they also have the alternate plans for tournament play.

A gentleman from Saxony Drive stated he is in favor of the additional ball fields. He stated he is concerned about the Community Center because it is also a Senior Center; and if it is only a gravel parking lot, this will be difficult for older people to walk on. Mr. Eisold stated the parking lot they are discussing this evening is only for the ball fields. He stated they have sketches showing potential locations for the Community center, but that project is some time away. Mr. Simon stated there could be a problem with grandparents coming to the ball fields to see their grandchildren with this gravel parking lot.

Mr. Alan Dresser, Environmental Advisory Council, stated he is generally happy with the responses to the EAC comment letter; but he would recommend that the Planning Commission recommend to the Board of Supervisors that they comply with the Tree Replacement Ordinance and not rely on other projects. He stated he understands that there are only two projects that have gone through Final Approval and potentially owe replacement trees, and they include Flowers Field at Edgewood which has not started construction; and since they have not taken down any of the trees, it seems premature to require them to replace them. He stated the other Plan is Bright Farms, and he had the impression that those trees were going to go to Patterson Farm which would make sense since they were taken down from Patterson Farm. He stated a good place for these trees would be the creek that runs along Mirror Lake Road. Mr. Dresser stated there will not be nearly enough trees from Bright Farms to make up for the trees that they are taking down at the ball fields. He stated they are going 40' into the woods; and he walked that area and feels that there are at least forty trees that are 10 inches in diameter that will probably have to be removed, and he feels the Township should replace the trees themselves. He also noted places on the Plan along the road and parking lot where he feels trees should go. He stated Roelofs also needs more trees as some of the trees planted two years ago have died.

Mr. Dresser asked if they will be installing the rain gardens and detention basins if the parking areas are just going to be gravel since silt and run off could go in and clog them. Mr. Dresser stated he feels the Planning Commission should recommend that the project be fully funded even if the costs go over the Grant since he feels cutting corners is not the way to go, and they should build it right.

Mr. Bray, EAC, stated with regard to bike paths, he feels there should be continuity since if there is not continuity bikers and walkers do not use these paths. Mr. Bray stated with the proposed Community Center probably also going in at this site, they should be looking ahead and see the linkage now rather than afterwards. He stated he feels this whole project is being built "on the cheap." He stated Lower Makefield is the most affluent Township in the State of Pennsylvania, and he does not feel that they should build "on the cheap;" and he feels if they cannot do it right, they should not do it now, and they should wait until they have all the money needed. He stated he agrees with Ms. Friedman about the advertising on the fencing which he feels "junks up" the Township. He stated he would not have as much of a problem in areas where they are less obvious.

Mr. Bray stated with regard to the gravel and sediment, he feels this is a real concern. He stated rain gardens work based upon sheet flow, and you do not have sheet flow with gravel.

Mr. Bray stated the EAC is proposing a Pervious Paving Ordinance, and they would like the Planning Commission to review this in January. He stated this would give credit for use of pervious paving as currently no credit is given for its use. He stated if you had pervious paving and got credit, you might be able to minimize the size of the rain gardens and the basin so there could be more places for trees.

Ms. Friedman stated she agrees with Mr. Bray that this project should be done right and a lot of attention should be made to making the drainage system per field perfect since it will hopefully prevent problems in the future. She stated if the base of the whole project is not correct, she does not understand why they would begin building it. She stated if a lot of the project cannot be done properly, they might need to wait another year to build it until they can get more funding.

Mr. Dickson stated it is obvious that there are some parts of the project that are in as a Bid Alternate and not in the Bid itself, one of which was the drainage. He stated he also agrees that there is a disconnection because of the bike paths, and he agrees with Mr. Bray and Mr. Bush that there are parts of the Township where the bike paths just stop; and there is a need for continuity for the health, safety, and welfare of the Township. He stated he feels the bike paths should be shown.

Mr. Dickson stated since they have the two sites shown for the Community Center, he feels as part of this, the Planning Commission can make a recommendation as to which of the two sites they feel would be more appropriate based on where the ball fields are. Ms. Friedman stated she feels they need more information as to how large the building will be, and she does not feel she has enough information to make a recommendation. Mr. Bush stated the public has also not been notified about this. Mr. Koopman stated he would not feel they should make a formal Motion about where the Community Center should be located since it was not on the Agenda and no public notice was given.

Ms. Friedman stated she feels they need to solidify where the ball fields are before they can determine whether the Community Center can even work on this site.

Ms. Friedman stated with regard to the ball fields she is concerned that this will look like a “construction site the second they allow the first game to be played.” She stated she would like assurances to know that this will have a decent amount of completion going into the first round of games. Mr. Pazdera stated he would recommend to the Board of Supervisors that they fund this properly.

Mr. Eisold stated if it were to be built next year and the fields were planted with grass early enough in the fall, they would have the fall growing season and the spring growing season; and the earliest that they would be playing on the fields would be the fall of 2014 and possibly not until the spring of 2015. Mr. Bush stated it is not just the growing in of the fields, but it is also the drainage on the fields. He stated he is also concerned about the paving because initially Mr. Eisold indicated it could take one to two years to get the paving, but then he indicated it would not be until the funds were available. Mr. Eisold stated this would not be his decision, and it is the decision for the Board of Supervisors. Ms. Friedman stated they do not know what kind of funding is being supplemented on the back end to make sure the project goes to completion.

Mr. Fried asked what was in the Alternative Bid, and Mr. Eisold stated it includes the water service to water the fields. He stated it also includes the in-field under drainage systems for both fields; however, it is clear that this should be included in the Base Bid. He stated the parking lot paving is also in the alternate bid and would cost approximately \$91,000. Mr. Fried stated with the parking lot paving, Mr. Eisold had indicated earlier that if it went as part of the overall Township paving plan it could cost less money which was one of the reasons to hold off. Mr. Eisold stated this is probably true as there are paving contractors giving good prices; but if it were just a field constructor, they would have to bid out the paving to someone else, and it would probably come in higher. Mr. Fried asked when the next Township paving contract would go out; and Mr. Eisold stated they are putting the street list together now, and they plan to go out in late January/early February. Mr. Fried asked when that paving would begin, and Mr. Eisold stated it would probably begin the end of June. He stated the earliest the fields could be played on would be fall, 2014. Mr. Fried asked if there is any way to insure that the paving of the parking lot would get on the list for the overall paving plan since it is now being put together; and Mr. Eisold stated this would be up to the Supervisors, but a recommendation could be made on this.

Mr. Eisold stated the other items on the alternate list include the bleachers, bases, bull pen, pavers for the courtyard area, and the conduits for future lighting. Mr. Fried asked if the paving occurred in conjunction with the overall paving under the Township Plan, how would this impact the construction of the ball fields with regard to timing. He also asked how this would impact the rain garden issue that was brought up by the EAC. Mr. Eisold stated the paving would probably not be done until the 2014 paving Township contract. He stated the rain gardens are being put in for the parking lot; and if they put stone in, they could delay that. Mr. Fried asked if the EAC was correct that the sediment run off from a gravel parking lot would disrupt and/or destroy the rain garden; and Mr. Eisold stated there are things they can do to protect the rain gardens. Ms. Saylor stated the rain gardens do filter out certain things.

Mr. Fried stated with respect to the tree issue, the Ordinance requires tree replacement, and Mr. Eisold agreed. Mr. Fried stated when the project is finished they will have to have an equal number of trees that were taken out, put back up; and Mr. Eisold agreed. Mr. Fried asked Mr. Eisold if he could work with the EAC as to tree replacement, and Mr. Eisold stated he could. He stated trees would be one of the last things put in.

Ms. Friedman asked what the Township would be saving by getting trees from other projects. Mr. Eisold stated trees in the parking area and buffer along Oxford Valley Road would cost approximately \$11,000 for the trees as shown on the Plan. He stated this does not include total replacement trees. Ms. Friedman stated she cannot vote in favor of this option; and if the Township is going to be removing trees, they need to replace trees. She stated she feels it sets the wrong precedent to borrow trees from another project.

Mr. Pazdera asked if the dugouts are included in the base bid, and after reviewing the base bid, Mr. Eisold stated they are included.

Mr. Fried asked if there are Waivers being requested, and Mr. Eisold stated there are Waivers, and they had been included in the information provided to the Planning Commission.

Mr. Fried stated he feels it is worthwhile to send a recommendation to the Board of Supervisors; but he feels the Planning Commission should make specific comments on the issues at hand, and the Board of Supervisors would then make the final decision. Mr. Fried stated he agrees with Ms. Friedman about the tree issue, and they should maintain this one for one as best they can. He stated with regard to the 3” pipe diameter, he feels they have a reasonable case in that they are trying to protect the wetlands. He stated with regard to the bike paths he feels they should be coordinated with other sites, and the other Planning Commission members agreed. Mr. Fried suggested that they also include the following:

- 1) That the drainage for the in fields be included in the Primary Bid;
- 2) That the paving for the parking be included in the next annual road way paving project, and that it be given priority;
- 3) A ban on signage on the fences at least for these fields.

Ms. Friedman stated with regard to the signs, they could allow them to hang them during a tournament; but they would then have to be taken down. Mr. Fried agreed that there should be no permanent signs. Mr. Bush stated the smaller, interior field is really not visible, and Mr. Fried stated he would agree that it would only be for the one that is visible from the roadway.

Mr. Fried suggested additional items as follows:

- 1) What the Traffic Commission mentioned about the entrance to Edgewood although this is not part of the project; and the entrance from Edgewood be sufficient to handle tournament traffic and not just regular traffic. He stated this may need to be widened, and it could also be part of the roadway program;
- 2) They coordinate the placement of the trees with the EAC.

Ms. Friedman also noted the Bucks County Planning Commission recommended that they make sure they have more of a variety, and Mr. Fried agreed.

Mr. Fried moved, Mr. Bush seconded and it was unanimously carried to recommend to the Board of Supervisors Approval of the Samost Tract Ball fields Plan dated 10/12/12 with Land Plan page 10 of 17 last revised 12/10/12 subject to the following:

- 1) With regard to the Waiver of Sidewalk and Bike Path Ordinance, the Board of Supervisors require that in order to give this General Waiver, the bike paths take into consideration their inter-connectivity to adjacent tracts and also provide for a pathway across to Edgewood School;
- 2) That the Waiver to Section 173-12 (k) be approved;
- 3) The Planning Commission does not recommend using trees from other properties and that they maintain the Ordinance standards;
- 4) That the Township restricts signage on the Babe Ruth 90' field to only times when tournaments and other activities are going on at that facility;
- 5) That all the paving for the facility, parking lot, etc. be included in the next annual Township roadway paving project, and that it be given priority status for safety reasons and because of environmental issues dealing with the rain gardens and sediment run off;
- 6) Recommended that the drainage for the in fields be included in the Primary Bid;

- 7) That the entrance from Edgewood Road into Stoddard and the parking lot be included in the next annual Township roadway paving project and that the entire parking lot be striped for public safety reasons;
- 8) Water service for the fields be included in the Primary Bid;
- 9) That there be no additional entrances on Edgewood Road;
- 10) Recommended that they coordinate with the Environmental Advisory Council on tree placement issues.

There being no further business, Mr. Pazdera moved, Ms. Friedman seconded and it was unanimously carried to adjourn the meeting at 9:10 p.m.

Respectfully Submitted,

Karen Friedman, Secretary