

Birmingham Township Planning Commission (BTPC)

Minutes of the meeting September 10, 2019

The regular meeting of the BTPC was called to order by Ms. McCarthy at 7:30pm in the Birmingham township building.

PRESENT: Scott Garrison, Eric Hawkins, MaryPat McCarthy, Christopher Nash

ABSENT: Brendan Murphy

Also present: Frone Crawford, Esq., Rick Bates, Ken LaRosa, Michael Wagoner

A motion to approve the minutes of the August 13, 2019 meeting was made by **Mr. Garrison** and seconded by **Mr. Nash**. Motion carried unanimously.

Boorse Landscape Plan

Michael Wagoner, the landscape architect, has copies of the landscape plans that were presented to the Historical Commission last month. There are photographs and plans were presented to the Historical Commission to determine what mitigation would be necessary for this project. The photos and the landscape plan show the views from the approximate locations on the lots where a future house will be situated. He noted that this step is required as part of the subdivision process. He also stated that last night the Board of Supervisors requested that the landscape plan be added to the submission for recording of the subdivision.

Mr. Wagoner discussed each of the photographs and what the views are in each - noting that Historic Resource #43 is not seen from any of the lots. He noted that the most impact will be where the driveways will be for each lot and thus on the landscape plan, he has added additional screening along the driveways. It will be a shared driveway and already has trees and understory all along it. He noted that the existing buildings on the lot are there for reference, since they will be removed prior to any new construction. He also noted that the area around the existing building has open space and that the proposed new homes will be built in those open space areas in order to minimize the disturbance to the existing landscape. These landscape plans give you a good idea of the screening that will be needed once the new construction occurs.

The landscape plan consists of a combination of evergreen, deciduous shrubs and trees. It will in essence, rebuild the understory that is already there. The site is a heavily wooded area. It does lack some understory on front lot, but not on the second lot. He noted that the ordinance requires mitigation for any historic resource within 500 feet of the subdivision. The historic resource (#43) is 342 feet from property line and the closest proposed new house will be a minimum of 600 feet from the historic resource.

Ms. McCarthy asked if trees will be removed for the construction. Mr. Wagoner stated that yes, some trees will need to be taken down; however, the locations of the proposed houses are in areas that are relatively open canopy already.

Ms. McCarthy asked how many stories the proposed house will be. Mr. Bates stated most likely a two-story house with a basement.

Mr. Nash made a motion to recommend final approval of this minor subdivision to the BOS. Motion was seconded by Mr. Garrison and passed unanimously.

Mr. Kesarkar asked if this review was a requirement of the subdivision or a courtesy. Ms. McCarthy stated that the Planning Commission made it a requirement of their recommendation to the BOS for the landscape plan to come back to the Planning Commission. Mr. Crawford noted that his understanding is that the BOS granted final approval of the subdivision contingent upon the Planning Commission's review of this landscape plan tonight.

Mr. Kesarkar also stated that he did not see the agenda for tonight's Planning Commission meeting on the website.

New Business:

None

Motion to adjourn the meeting was made at 7:46pm by Mr. Garrison and seconded by Mr. Nash and approved unanimously. Next meeting is scheduled for October 8, 2019.

Respectfully submitted,
Jennifer A. Boorse
PC Secretary