

HULMEVILLE BOROUGH COUNCIL
Conditional Use Meeting – Second Meeting
May 18, 2023

A special meeting of the Hulmeville Borough Council was held on the above date at the William Penn Fire Company, 123 Main Street. The purpose of the meeting was to consider a conditional use application submitted by Superior Holdings LLC. This was a continuation of the meeting conducted on March 15, 2023.

Councilmembers Present

Dan Mandolesi, Vice President
Doug Harris
Judy Coleman
Nick Toth
Jim Pio
Nick Lodise
Naz Atabas, Junior Council

Staff in Attendance

Bill Wheeler, Borough Manager
Dorothy Omietanski, Secretary
Debbie Mahon, Mayor
John Baran, Chief of Police
Thomas Panzer, Solicitor

Council Members on Zoom: Thomas Wheeler, President

Councilmembers Absent: none

Councilmembers Late to Arrive: none

Staff on Zoom: none

Staff Absent: Kurt Ludwig, Water and Sewer President and Diane McKairnes, Treasurer

Guests in Attendance:

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- **For the Applicant:** John Kennedy, Kennedy and Assoc, Land Planner, Robert Cunningham, Holmes Cunningham Engineering, Civil Engineer, Ed Murphy, Esq, Attorney for Applicant, and Matt Hammond, Traffic Planning & Design, Traffic Engineer and Eugene Lorenzetti, Superior Holdings Applicant.
- **For the Protestant:** Terry Clemons, Esquire, representing the Hulmeville Conservation Committee, Daniel Gray, Knight Engineering Inc and Charlie Guttenplan, Land Planning Consultant
- **For the Borough:** Amanda Fuller, Gilmore and Associates, Borough Engineer, Judith Stern Goldstein, Gilmore and Associates, Planner
- **Stenographer:** Donna DeAngelis Lehmann, Court Reporter

Call to Order: Dan Mandolesi called the meeting to order at 7:01 pm; all those present joined in the Pledge of Allegiance.

Procedural Matters:

- Tom Wheeler Attending Meeting on Zoom – Mr. Panzer confirmed with all parties that they were fine with Tom Wheeler participating in the meeting via Zoom.
- Applicant Request – The Applicant would like to request that two council members recuse themselves from the Conditional Use Meeting because in the Applicant’s opinion they have a conflict of interest. Mr. Pio and Ms. Coleman both attended a fundraiser art auction to help raise money for the “Save The Hill” group which is opposing the development. Mr. Panzer asked both councilmembers if they can objectively proceed with the Conditional Use Meeting, and make an unbiased decision, to which they both said yes. Mr. Panzer asked them both if they will recuse themselves and they both responded no.
- Parties Request to Inspect the Applicants Property – Terry Clemons would like to present testimony regarding stormwater issues with regards to the development of the property. Mr. Clemons has requested that his experts be allowed to visit and inspect the property. The applicant has denied the request. Mr. Panzer will enter the email communications from both parties as exhibits P1 and A3 respectfully and concluded that the Council has no legal authority to overrule the Applicant’s denial and to allow the request.

Parties:

No additional Parties exhibits were presented at this meeting.

Council Exhibits:

No additional Council exhibits were presented at this meeting.

Applicant Exhibits:

Note, these are in addition to those presented at the meeting on March 15, 2023.

3. Applicant’s email response to Terry Clemons request regarding access to the site
4. Resume/Qualifications of Matt Hammond
5. Traffic Study, February 2023, Superior Holdings Residential Development Transportation Impact Assessment
6. PennDOT Response to Traffic Study included 9 comments dated 3/23/23
7. ?
8. Gilmore and Assoc Response to Traffic Study dated March 11, 2023

Proponent Exhibits:

1. Terry Clemons email request to Applicant to allow a site visit

Applicants Case Continued:

- The applicant presented Matt Hammond a traffic consultant with Traffic Planning Design, to present the results of a traffic of the purposed development. Mr. Hammond confirmed that his company conducted the traffic study. He started by completing a PennDOT Scoping Application, talked to PennDOT and reviewed Hulmeville Borough's ordinances. In November 2022 Mr. Hammond submitted to both parties (the Borough and PennDOT) the traffic study scoping plan. He received comments back from both parties in January 2023.

The study he conducted included 8 existing intersections. They counted the cars for two days during the peak hours of 7am-9am and 4pm-6pm. They also utilized the industry standard Trip Generation Manual which breaks down how many cars are estimated to enter and exit a development based on the type of development you are studying.

They rate each intersection based on the level of service. Hulmeville Borough requires their intersections to be a level C (A being the best) and PennDOT requires a level D. Mr. Hammond based his numbers on a future date of 2027 when he estimated the development to be completed. The study was based on 1 access onto Trenton Rd, with a maximum of 89 trips in the am peak hours, and a maximum of 104 trips in the pm peak hours. The study confirmed that they satisfying all PennDOT requirements. With that being said, all intersections met the standards of service with the exception of Trenton Rd/Durham Rd and Herbert Hoover Elementary (Willow Ave entrance) both of which are located in Middletown Township, not Hulmeville Borough. Both met PennDOT requirements (LOS D) but not Hulmeville Borough requirements for standard of service.

The report did make recommendations regarding how to improve the site conditions which included reworking (optimizing the timing of) the traffic signals at Durham Rd and Bensalem Blvd, grading the location of the entrance into the development to improve the sight distance consider, including pedestrian connection from the development to Herbert Hoover and providing a dedicated left turn lane into the development.

Gilmore responded to the report with 8 comments including the sight distance, a minor revision to table 10 of the report, request of a crash analysis, request of pedestrian facilities including curb, ramps and pedestrian signals and a second emergency access. A suggestion was also made to forward a copy of the report to Middletown Township.

PennDOT's response to the report included 5 documents necessary to complete for final approval, 3 traffic study adjustments to the analysis of Trenton Rd/Durham Rd to improve the intersection and a traffic signal plan minor revision which is a physical change.

Questioning:

- Terry Clemons asked several questions of the applicant. Mr. Hammond did confirm that:
 1. The study was conducted mid to late 2022.
 2. Mr. Hammond was not retained to design multiple access units at the site.
 3. Mr. Hammond will submit the traffic study to Middletown Township as a courtesy.\
 4. Mr. Clemons pointed out in the study that the intersection of Trenton Rd/Main St did have 5 or more accidents every year of the study history. Mr. Hammond pointed out that intersection is within 1000 feet of a traffic light so according to PennDOT rules could not qualify for an additional traffic light. The entrance into the development would not qualify for a traffic light either due to the lack of volume of traffic going in and out.
 5. Mr. Clemons also wanted to make sure that the Signal Optimization is completed and Mr. Hammond confirmed that it would be completed through PennDOT and Hulmeville Borough.

Note, for medical reasons, Doug Harris left the meeting at 8:45 pm to continue attending via Zoom. Bill Wheeler confirmed he was logged on via Zoom.

- Council Members had a few questions. Mr. Hammond confirmed:
 1. The lane widening would be taken from the development property not current residents' properties.
 2. In the traffic study there was no criteria given for emergency vehicles.
 3. Mr. Hammond explained that traffic flow is important for emergency vehicles. Mr. Hammond confirmed that all intersections depending on which way a car is headed can receive a different rating. They average the rating to receive an overall rating. All intersections meet the PennDOT standards. The intersection of Trenton Rd/Bellevue Ave is a C rating.
- Mary Johnson confirmed that the entrance into the complex will be where the current entrance exists. Mary Johnson also stated that Trenton Rd during snow storms can be very challenging to maneuver. Ms. Johnson was also confused with the number of cars entering and exiting given there will be 121 units. Mr. Hammond explained that the numbers provided were 89 in the am and 104 in the pm and are just during the peak hours. They are only concerned with peak hours because if there are no traffic issues then there will be no traffic issues other parts of the day. The total average weekday trips are 1,066. Ms. Johnson also wanted to make them aware that the intersection of Trenton Rd/Main St is in the historical district and cannot be touched.
- Ryan Cloak asked if there was any study done on the two ends of Green St. Mr. Hammond said due to the amount of traffic on the road and the fact that half of it is one way no study was necessary.
- Richard Johnson shared a picture of Trenton Rd with Mr. Hammond.

Motion made by Mr. Pio and seconded by Mr. Lodise to continue the meeting on May 31, 2023, at 7 pm at William Penn Fire Co; motion passed with all in favor 7-0-0.

Respectfully Submitted

Dorothy Omietanski
Secretary Hulmeville Borough