

BOROUGH OF ROSE VALLEY
Planning Commission Meeting
April 1, 2021

The Rose Valley Planning Commission was convened by Chairperson Stephanie Middleton on April 1, 2021 at 7:35 pm via Zoom. The members present were Steve Karlovic, Jim Kaufman, Stephanie Middleton, Ron Ploeg and Matt Sullivan. Matt was appointed in March by Council to fill the remaining term of Lynn Kelley who moved out of Rose Valley. Hope Thurlow was excused.

Additional members of the feasibility study working group attending the meeting were Dave Firm and Roger Latham.

Council members attending the meeting included Councilpersons Debra DeMasi, Dave Firm, Bill Hale, Stephanie Middleton, Bob Siwicki and Judy Voet, Mayor Tim Plummer, Solicitor G. Guy Smith and Manager Paula Healy.

Other residents attending the meeting included Ed Bendinsky, John Caldwell, Bob Caulfield, Kelly Caulfield, Cheryl Harner, Cindy Holston, Marv Koellish, Scott Laughlin, Teresa O’Flynn, Pete Prown, Sally Jenkins Redgrave, Diane Seider, Kathleen Siwicki, Richard Taxin, and Bill Thomas.

Consultant Robert Thomas of Campbell & Thomas Co. attended as an invited guest.

Minutes

The Minutes of the February 4 , 2021 Planning Commission Meeting were reviewed and adopted on a motion made, seconded and unanimously passed.

Feasibility Study of Sidepath along Rose Valley Road from Possum Hollow to Station.

Consultant Bob Thomas shared his screen and pulled up Google Maps to trace out the preliminary preferred layout for the sidepath. He noted that for the short “village” section near Possum Hollow Road with the historic Mill Houses, there is not much room for the sidepath other than in the PennDOT right-of-way so easements from landowners are generally not required. For the long institutional section from the “village” to School Lane, the sidepath can be located on various Borough owned properties adjacent to the road and on the Thunderbird Lodge property. The sidepath would be out of the PennDOT right-of-way so easements again would not be required. The sidepath would then continue to run on two properties along the west side of RV Road until just north of Roylencroft Lane. It would then cross Rose Valley Road at this location because the road is straight with good visibility for 300 feet in both directions. However, it was noted that pedestrians currently cross RV Road at many locations and will continue to do so. The sidepath would then run on eight properties along the east side of RV Road to Woodward Road. The sidepath would all be located entirely within the Borough boundaries, with the exception of the short portion between Woodward Road and the train station parking lot which would be in Nether Providence Township. Bob advised it would be

best to have the sidepath located within the Borough, if possible, On the private properties from School Lane to Woodward Road, the sidepath might be located completely outside the PennDOT right of way, partially in and partially out, or completely within it in where a landowner was not willing to grant an easement for a safer location. The feasibility of the project will depend mainly on the willingness of landowners along the proposed route to grant easements. The most crucial easement will be where a stone wall is located only two feet from the white line since this section of the road is the most dangerous for pedestrians to try to walk along.

Bob then went over the Key Points for talking with landowners that he had provided to Ron Ploeg. Bob advised that contact should be made personally, not by letters or email, to arrange the initial discussion and that only one or two local people should meet with the landowner at this first meeting. He advised against bringing an outsider or consultant or any maps, plans or design sketches to this meeting.

Ron Ploeg then noted he had had initial meetings with four landowners along the route to obtain their initial input. He plans to meet with all the other landowners over the next few months.

Adjournment

There being no further business, on a motion made, seconded and unanimously passed, the meeting adjourned at 8:51 pm. The next Planning Commission Meeting will be held when Ron Ploeg has met with the other landowners along the route.