

**MINUTES  
EAST NOTTINGHAM TOWNSHIP  
PLANNING COMMISSION  
SEPTEMBER 27, 2004**

The Regular Meeting of the East Nottingham Planning Commission was held in the Township Building on September 27, 2004. Those present were: Chairperson Marianne Russo, Vice-Chairman Joseph R. Bauer, Alvin Miller, Michael Rebert, Clifford Lee, Thomas J. Olivieri, Ron Ragan, Andrea Hingley, Secretary Pat Brady and numerous guests.

The Meeting was called to order at 7:07 P.M. by Chairperson Marianne Russo.

The Pledge of Allegiance was led by Vice-Chairman Joseph R. Bauer.

Motion by Chairperson Marianne Russo to make three changes in the agenda. Add Hickory Hill Treatment Plant allowing a brief presentation and deleting items #7, Darlington Hunt IV and deleting #8, Brightwell Reserves..Motion by Thomas Olivieri to approve the revised agenda, seconded by Clifford Lee

Aye:M.Russo,J.Bauer,A.Miller,M.Rebert,C.Lee,T.Olivieri      Nay -0-

Alvin Miller asked if a person was coming to this meeting to speak about Drip Irrigation. Chairperson Russo responded that the Planning Commission of Chester County felt it would be inappropriate for them to give a presentation because they have a Drip Irrigation Program and it would look as though it were favoritism if they came to us and not all other groups. Therefore, there will be a speaker from the Board of Health coming to discuss Drip Irrigation at the October Planning Commission Meeting.

Chairperson Marianne Russo asked for public comment on the agenda, receiving none, it was unanimously approved to adopt the agenda.

Aye:M.Russo,J. Bauer, A. Miller, M. Reert, C.Lee, T Olivieri      Nay -0-

Motion by Vice-Chairman Bauer, seconded by Mike Rebert to approve the Minutes of the August 23, 2004 Regular Meeting, as presented by the Secretary.

Aye:M.Russo,J.Bauer,M.Rebert, C.Lee,A.Miller      Nay -0-

T. Olivieri abstained from voting, he was not present at 8/23/04 Meeting.

**Ordinance Review-Noise Ordinance** –Vice Chairman Bauer stated that they do not have a conceptual plan at this time.

Chairperson Russo requested that Clifford Lee and Joseph Bauer report back at the October Planning Commission Meeting.

**Hickory Hill Treatment Plant**- Dan Wright made a brief presentation. 211 lot subdivision on 150 acres. This would be the spray area for Hickory Hill. Currently designed for 360 edu's. 14 acres of spray fields Ragan Engineering will have a Review Letter for the October Planning Commission Meeting.

**Subdivision/Land Development**

1. **James Mark**- Motion made by Vice-Chairman Joseph Bauer , seconded Thomas J. Olivieri to table until the December Planning Commission Meeting, and to request a 60 day extension, if that is enough time for all issues to be resolved.

Aye:M.Russo,J.Bauer,A.Miller,C.Lee, T.Olivieri,M.Rebert    Nay -0-

2. **Woods at Nottingham**- Motion by Vice-Chairman Bauer ,seconded by Thomas J. Olivieri to take no action at this time until the October Planning Commission Meeting. Ron Ragan will handle this. Motion to request a 30 day extension and possibly more. Hand carry if necessary. Expiration is 9/28/04, this must be received by Concord Land Planners on 9/28/04.

Aye:M.Russo,J.Bauer,A.Miller, C.Lee,T.Olivieri,M.Rebert    Nay -0-

3. **Liz Miller Farms**- Motion by Vice-Chairman Bauer, seconded by Thomas Olivieri to take no action at this time. Request a 60 day extension beyond 10/28/04.

Aye:M.Russo,J.Bauer,A.Miller,C.Lee, T.Olivieri,M.Rebert    Nay -0-

4. **Lawrlane Subdivision**- Motion made by Vice-Chairman Bauer, seconded by Clifford Lee to pass this on to the Solicitor for review

Aye: M.Russo, J.Bauer,A.Miller, C.Lee, M. Rebert,T.Olivieri    Nay -0-

5. **Lewis Tract Subdivision**- Motion made by Vice-Chairman Bauer, seconded by Thomas J. Olivieri to take no further action at this time.

Aye: M.Russo,J.Bauer,A.Miller,C.Lee, M.Rebert, T.Olivieri    Nay -0-

6. **Hopewell Ridge-** Motion by Alvin Miller, seconded by Mike Rebert to take no action at this time. Request extension.

Aye: M. Russo, J. Bauer, A. Miller, C. Lee, T. Olivieri, M. Rebert      Nay -0-

7. **Kim Galli, Century 21-** Graves Road already recognized to be a subdivision. The County recognizes this as two separate deeds .Motion made by Thomas J. Olivieri, seconded by Mike Rebert to have Solicitor review.

Aye: M. Russo, J. Bauer, A. Miller, C. Lee, T. Olivieri, M. Rebert      Nay -0-

8. **Spencer Address-** Gave a presentation for an Active Adult Community, age restricted Forge Road ,Near West Nottingham/East Nottingham Township boundary. 85 lots for Freese property, considering single detached homes and 86 lots Featherman property, considering for the Active Adult Community. Jonathan Lapp property will be preserved and is approximately 92 acres with a fair amount of agricultural land. Approximately 30% open space with the bulk around the perimeter. All agreed this is a very interesting concept. Spencer Address requested to meet with Ron Ragan over the next month to go over the specifics and then come back next month and give the next level of details.

Chairperson Russo stated that the Secretary is going to request extensions for the following: Clyde Cameron, James Mark, Liz Miller Farm, Hickory Hill, and Woods at Nottingham

Motion to adjourn the meeting at 9:16 P.M. by Thomas Olivieri, seconded by Vice-Chairman Joseph Bauer.

Respectfully Submitted,



Pat Brady

Planning Commission Secretary

APPROVED: 10/25/04

  
Marianne Russo, Chairperson