

**MINUTES
EAST NOTTINGHAM TOWNSHIP
PLANNING COMMISSION MEETING
DECEMBER 20, 2004**

The Regular Meeting of the East Nottingham Planning Commission was held in the Township Building on December 20, 2004. Those present were: Chairperson Marianne Russo, Vice-Chairman Joseph R. Bauer, Alvin Miller, Clifford Lee, Michael Rebert, Zoning Officer Andrea Hingley, Secretary Pat Brady and numerous guests.

The Meeting was called to order at 7:05 p.m.. by Chairperson Marianne Russo.

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

Motion made by Vice-Chairman Bauer seconded by Clifford Lee to approve the agenda for the Meeting with the following changes: taking off the Noise Ordinance and also adding under Subdivision/Land Development Plans, making it #4 Doolittle/Shepherd Property, therefore changing Woods at Nottingham to #5 and so on.

Aye: Russo, Bauer, Miller, Lee, Rebert

Nay -0-

Public Comment on Agenda- Receiving none, it was unanimously approved to adopt the agenda.

Aye: Russo, Bauer, Miller, Lee, Rebert

Nay -0-

Minutes- Motion made by Clifford Lee seconded by Vice-Chairman Bauer to approve the Minutes of the November 15, 2004 Regular Meeting, as presented by the Secretary.

Aye: Russo, Bauer, Miller, Lee, Rebert

Nay -0-

Act 537 Status- Ron Ragan- There was a meeting with a representative from DEP and a representative from each municipality the week of December 13, 2004 to discuss what direction to take at this time. There is another meeting scheduled on 2/5/05. Per Ron Ragan, there is a 40 acre minimum to have cluster housing with sewer. Ron will have more information concerning this at the January Planning Commission Meeting.

Public/Ground Water Ordinance (Walt Leis)- We are developing an Ordinance that allows the Township to have greater oversight of the Township's water supply. This Ordinance was put together primarily to develop ground & surface resources for water that needs to be protected. It will give the Township some control, which they do not have now.

Barness Organization- A presentation of a prepared layout for 120 units for a by right conventional subdivision, cluster zoning with off site sewer & water on approximately 197 acres. Chairperson Russo suggests that, in mid January 2005 the Planning Commission will set up an appointment to discuss this again in more detail.

Subdivision/Land Development Plans-

1. **Century Oak (Lawrlane Farms)-** Motion made by Chairperson Russo seconded by Vice-Chairman Bauer to take no action at this time.

Aye: Russo, Bauer, Miller, Lee, Rebert

Nay -0-

Following the motion Ron Ragan brought the committee's attention to an issue concerning Lot #33. The driveway is less than eighty feet from the edge of the cartway. After some discussion a motion was made by Chairperson Russo seconded by Michael Rebert to grant a waiver to 502.16A, locate the driveway for Lot 33 less than 80 feet from Century Oak Drive but no less than 50 feet from Century Oak Drive.

Aye: Russo, Bauer, Miller, Lee Rebert

Nay -0-

Also note that there is no Homeowners Association planned. A fence issue also remains – action deferred.

2. **Tom Swift-** Motion made by Clifford Lee seconded by Alvin Miller to take no action at this time.
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-
3. **DeCarlo Property-** Presentation by Douglas Stewart, Iron Oak Development on Twin House Road with approximately 40 acres, zoned R2. Chairperson Russo stated that the board members will drive out to the location and become more familiar with the property and defer to the January 2005 meeting.

Doolittle Property- Mr. Doolittle was requested to submit a reworked sketch plan showing lot lines for the township engineer to review, and a letter for the solicitor to determine compliance with the ordinance. The PC recommends that the BOS requests a formal review and comment at Mr. Doolittle's expense.
4. **Elkdale Green-** Motion made by Chairperson Russo seconded by Clifford Lee to request a 90 day extension
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-
5. **James Mark-** Motion made by Chairperson Russo seconded by Clifford Lee to request a 90 day extension
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-
6. **Elizabeth Miller-** Motion made by Chairperson Russo seconded by Clifford Lee to request a 90 day extension.
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-
7. **Woods at Nottingham-** Motion made by Chairperson Russo seconded by Vice-Chairman Bauer to take no action at this time.
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-
8. **Jordan Manor-** Motion made by Chairperson Russo seconded by Vice-Chairman Bauer to take no action at this time.
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-
9. **Meadowview Estates-** Motion made by Chairperson Russo seconded by Vice-Chairman Bauer to take no action at this time.
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-
10. **Shepherd Farm-** Motion made by Chairperson Russo seconded by Vice-Chairman Bauer to take no action at this time.
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-
11. **Ruth Coldiron-** Motion made by Chairperson Russo seconded by Vice-Chairman Bauer to take no action at this time.
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-
12. **Hickory Hill Treatment Plant-** Motion made by Chairperson Russo seconded by Vice-Chairman Bauer to take no action at this time.
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-
13. **Lewis Tract-** Motion made by Chairperson Russo seconded by Vice-Chairman Bauer to take no action at this time.
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-
14. **Cook Bros.-** Motion made by Chairperson Russo seconded by Vice-Chairman Bauer to take no action at this time.
Aye: Russo, Bauer, Miller, Lee, Rebert Nay -0-

Correspondence- Ag Security Area Proposals- The Board of Supervisors has decided that all proposals will automatically be entered into the Ag Security Area after

waiting 180 days. The names are as follows: Sandra B. Slaymaker, Daniel Gerber, Naomi & Israel Stoltzfus, John & Annie King

Planning Commission Members-

Chairperson Russo thanked Alvin Miller & Thomas Olivieri for all their efforts for being on the Planning Commission Board.

Vice-Chairman Bauer asked the Board of Supervisors to seriously consider reappointing Alvin Miller to the Planning Commission, with all of his experience and knowledge.

Recognition of Visitors- No Comments


Motion made by Chairperson Russo seconded by Vice-Chairman Bauer to adjourn the meeting at 10:05 pm

Respectfully Submitted,



Pat Brady
Secretary

DATE: 1/18/05


Marianne Russo, Chairperson