

**East Nottingham Township
Planning Commission Minutes
January 18, 2005**

COPY

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on January 18, 2005 at 7 pm. Those present were: Chairperson, Marianne H. Russo, Vice-Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Percy E. Reynolds, Jr., Clifford Lee, and Planning Commission Secretary, PJ Scheese. Michael W. Rebert arrived after the agenda was approved.

The meeting was called to order at 7:00 p.m. by Chairperson, Marianne H. Russo.

The Pledge of Allegiance was led by Vice-Chairperson, Joe Bauer.

Vice-Chairperson Joe Bauer motioned to approve the agenda, seconded by Cliff Lee. Motion was carried.

Aye: 4 Nay: 0

Minutes to be approved:

Vice-Chairperson Joe Bauer motioned to approve the minutes of December 20, 2004, seconded by Percy Reynolds. Motion was carried.

Aye: 5 Nay: 0

Cliff Lee motioned to approve the minutes of January 4, 2005, seconded by Percy Reynolds. Motion was carried.

Aye: 5 Nay: 0

Act 537 Status – “Needs Assessment” – Ron Ragan, Township Engineer

Ron requested that he get more time to spend on Act 537 in the Joint Work Session on January 24, 2005. He has been meeting with other Oxford Area municipal engineers to identify planning periods of 0-5 years and 5-10 years. Using the GIS database he has analyzed parcels in the township, removed any areas with environmental constraints to come up with the developable acres on each parcel. Using the township's Zoning Ordinances, he has some suggestions as to how those parcels could be developed.

Projects that have been identified. Based on analysis he has come up with two areas to be developed, one for the 0-5 year service area, and another for the 5-10 year service area. He referred to this as the East Regional Plant Service Area. It would consist of one subdivision in ENT currently in the works, Elkdale Green and parcels adjacent or in the same vicinity of that. In addition there would be parcels available in the eastern area of Lower Oxford Township that could potentially tie into that region to be serviced by a plant out there. Because of its distance from the Oxford Area Sewer System it doesn't make sense to try to tie it in with that.

First cut at an estimate of Equivalent Dwelling Units (EDUs) is 220 gallons/unit/day. Based on known projects and projects he thinks will happen in that 0-5 yr. period, Ron estimates that approximately 1400 EDUs will become available. For area in the 5-10 yr period, he has an additional 730 EDUs. In the east region, just in East Nottingham there is the potential for an additional 137 EDUs (no time frame on this yet). Still needs to get numbers from Lower Oxford to see what their time frame is.

Each municipality is doing this. Preliminary numbers sum up to approximately 1.5 million gallons/day. This is the size treatment plant needed to fulfill the 0-5 year period. The current plant is .6 million gallons/day. The new plan should take care of the 0-5 year developments. The thinking right now is that up to that 1.5 million gallons/day it will be land application. They will look for farms for spray and drip irrigation. Above the 1.5 the municipal engineers are thinking stream discharge. When you change from spray to drip irrigation the storage time drops from about 90 days to 7 days of storage, but there is additional treatment involved. It is estimated that there would be 5500 – 6000 gals/acre/day.

There was some discussion among Commission members regarding this plan.

Next step is to take this to the 1/24/05 work session. Then middle to end of February, 2005 to bring all municipalities together to see what collective needs are.

Subdivision/Land Development Plans

Woods at Nottingham – Preliminary Plan – Ron’s Review Letter – 3 open items; 1) Planning Module for Health Department; 2) deceleration lane of Wilson Mill Road; 3) one item on the landscape plan. Ed Jefferis said he was looking for final approval for both the preliminary and final plans at the February meeting. Motion to take no action made by Percy Reynolds, seconded by Joe Bauer. Motion carried.

Aye: 5 Nay: 0

Jordan Manor – Preliminary Plan (revised Cluster Plan) – Ron Review Letter – Every issue is still open. Marianne Russo suggested that the Historical Commission should be approached regarding the possibility of preserving the old house on that property. Motion to take no action made by Cliff Lee, seconded by Mike Rebert. Motion carried.

Aye: 5 Nay: 0

Cook Bros. – Preliminary Plan – Ron Review Letter – there are two issues regarding extending the right of way. Motion to take no action made by Joe Bauer, seconded by Cliff Lee. Motion carried.

Aye: 5 Nay: 0

James Mark - Preliminary Plan – Ron Review Letter – plan has been notarized. Motion to approve plan made by Percy Reynolds, seconded by Joe Bauer. Motion carried.

Aye: 5 Nay: 0

Plan needs to be approved by Board of Supervisors.

General comment made by Marianne Russo about having all Preliminary Plans formally signed, sealed, and approved from now on.

Items VII 5-16 on agenda: DeCarla Property, Century Oak, Tom Swift Property, Doolittle Property, Elkdale Development, Meadowview Estates, Liz Miller Farm, Shephard Farm, Ruth Coldiron, Hickory Hill Treatment Plan, Hickory Hill Subdivision, and Lewis Tract. Motion to take no action made by Joe Bauer, seconded by Percy Reynolds. Motion carried.

Aye: 5 Nay: 0

Old Business

Report from Percy Reynolds about the Township Engineer’s Responsibilities – Percy spoke to a couple of engineers and could not get a straight answer about this. Mike Rebert has a contract for Penn Dot engineers that includes a scope of work. Percy will call another township and will also work with Mike on this. To be put on February’s agenda.

Correspondence

PJ is to make copies of the Penn Township Ordinance 2001-01 and mail to all PC members. Fox Rothschild letters with sketch plans and revised Ordinance Amendment were handed out to all PC members.

Comments from Board Members

It was requested that PJ check on the status of Ruth Coldiron's property.

Interviews for two PC applicants by the BOS are Thursday, January 20th at 7 and 7:30 pm. No more than three PC members may attend. Anyone interested in being there should contact PJ. The plan is to have appointments made at February BOS meeting.

PC members like having all materials to review before the meetings. For future meetings they will bring these materials with them.

Motion made by Joe Bauer, seconded by Mike Rebert to request 90 day extension letters for Hopewell Ridge and Lewis Tract. Motion carried.

Aye: 5 Nay: 0

Visitors

Joel Brown asked about the Horse/Acres Ordinance. It will be put on February's agenda.

At 8:15 pm Joe Bauer motioned to adjourn, seconded by Cliff Lee. Motion carried.

Aye: 5 Nay: 0

The meeting adjourned at 8:15 pm.

Respectfully Submitted,

PJ Scheese
Planning Commission Secretary

APPROVED:

Date _____

Marianne H. Russo, Chairperson
