

**East Nottingham Township
Planning Commission Meeting Minutes
September 26, 2005**

COPY

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on September 26, 2005 at 7 pm. Those present were: Chairperson, Marianne H. Russo, Vice-Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Clifford Lee, Gene Turns, Mike Rebert and Planning Commission Secretary, PJ Scheese. Percy Reynolds and Walt Leis were absent.

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.

Marianne Russo moved Item #11 under **No Action** to become Item #9 under **Developers Requesting to be on Agenda**. A motion was made by Cliff Lee, seconded by Gene Turns to approve the amended agenda. The motion carried.

Aye: 5 Nay: 0

A motion was made by Joe Bauer, seconded by Gene Turns to approve the August 22, 2005 minutes. The motion carried.

Aye: 5 Nay: 0

Developments

Township Engineer Review Letters

Hostetter/Shephard Farm

Jim Gade went over his review letter with the Planning Commission.

He raised the question of why lot 2, a 10-acre piece was being subdivided off now, and to later be used in a future subdivision plan as open space. This subdivision is considered minor, but if a future subdivision is planned for this property, The current plan should be considered a preliminary, unless a waiver is granted.

The plan shows an increase of the right of way, however, it shows no improvement to the road. Jim Hillard of Lake Roeder Hillard responded by saying that no construction is part of this plan.

Jim Hillard reviewed the history of the previously submitted plan that was withdrawn when this new one was submitted.

Marianne Russo stated that she had a problem with the 10-acre parcel being separated off and then later included in another plan. She considers that double-dipping. Cliff Lee and Joe Bauer agreed that the open space for the future subdivision should come from Lot 1 and that lot 2 should stand alone.

Jim Hillard said that the future subdivision plan for this property will be submitted sometime around Thanksgiving.

Marianne Russo asked the Planning Commission for an idea of what everyone thought about this subdivision. Gene Turns and Mike Rebert both said they had no comment. Cliff Lee said he would like to see the entire concept. Jim Hillard said that originally he had included a fourth sheet that showed this, but the Planning Commission, in a previous meeting, said it should not be included with this plan.

Jim Hillard said the only thing this plan does is to give Mr. Shephard the opportunity to obtain his property (lot 2) now. Ron Ragan suggested the larger plan be submitted and that this plan could be part of the preliminary so Mr. Shephard can get his property.

Wicklow

Jim Gade went over his review letter with the Planning Commission. One of the parcels is partially in West Nottingham Township.

A big issue is the TDR's. The developer plans to purchase up to 67.8 Development Units (DU) from Jonathan Lapp's farm. It is still not clear if all DUs are to be separated from the sending lot. There is still some question as to whether Mr. Lapp will retain 1 DU. By adding 10% to the DUs, the applicant has indicated he is purchasing all DUs from the sending parcel. However, there was some mention of Mr. Lapp keeping a single DU. Therefore, the applicant would not be entitled to the 10% increase. This issue needs clarification from the applicant.

The applicant states he will have 195 Development Units, however, only plans to use 172 in this subdivision. Jim questions what will be done with the remaining TDRs. There are still several issues that need to be resolved for the purchase of the TDRs. The applicant will yet need to go in front of the Planning Commission and Board of Supervisors regarding the TDR purchase.

The applicant is proposing a 25% reduction in area and bulk requirements in the C-1 Zoning District for single family detached dwellings. Such modifications require a Conditional Use approval by the Board of Supervisors.

Jim Gade questions whether the West Nottingham land should be calculated as part of the ENT open space. Can ENT density calculations apply to WNT land? More information is required.

Applicant proposes slant curbs. He will need a waiver for that.

The nearby mobile home park has indicated that it would like to be put on public sewer when the lines come down that far on Baltimore Pike, however, those edu's have not been calculated in the applicant's plans. The developer needs to anticipate all flows going into the forced main, taking into consideration other homes in the surrounding area.

Spence Address stated that Jim Gade gave a fair summary of the plan. He believes all issues simply need clarification. He does not see technical obstacles.

Jim Gade remarked that the traffic impact study indicates that a traffic signal will be needed. The applicant does not address this issue in the plan. Spence Address stated that this intersection is in West Nottingham Township. Mike Rebert suggested that WNT should be looking for someone to pay for the traffic signal.

Total open space required is approximately 25-acres. Open Space #5 is the active open space. However, it does have some storm water management in it that needs to be netted out.

Applicant stated he will make formal submission to West Nottingham Township. Jim Gade stated, at this time, that he was also WNT's engineer.

Joe Bauer wants an idea of where the access road to the Wawa will be located. Spence Address said that a road in a nearby WNT subdivision (not yet developed) will provide that.

It was agreed by all that inter-municipal cooperation will be required for this project.

Meadowview Estates – 21 lots –

Jim Gade went over his review letter with the Planning Commission. This subdivision is located in 3 municipalities; ENT, Oxford Borough and Lower Oxford.

He stated that several issues have been resolved. Jim said that he has yet to receive anything to indicate that submission has been made to the Borough.

One of the road designs does not meet ENT requirements. Jim Gade believes that they should go with the design that is the most restrictive, whichever municipality that is.

Some inconsistencies are:

- Cartways are different from street to street from municipality to municipality.
- Three different types of curbing are used between the municipalities.

Jim Gade has a major problem with the construction standards of roads. The traffic report is dated August of 2003. He believes they need something more recently done.

Mike Rebert asked if it made sense for the ENT Planning Commission to forward its thoughts to the Borough regarding issues like road requirements.

Jim Gade asked the PC how they felt about inter-municipality communication. Marianne Russo said she was comfortable with him doing this for all plans.

Developers Requesting to be on Agenda

Chamberlain/Nelson Schoolhouse

Don Taylor requested that the Planning Module Component 4A be signed by the Planning Commission Chairperson. It would then be held until the Health Department letter comes in before it would be sent to the Board of Supervisors to do the Resolution.

A motion was made by Joe Bauer, seconded by Mike Rebert to allow the Chairperson to sign the Planning Module and hold it until the CCHD letter comes in. The motion carried.

Aye: 5 Nay: 0

Don Taylor wanted final approval tonight. However, Jim Gade had not yet reviewed the final plan since it was only submitted last Tuesday.

The applicant is working on the Highway Occupancy Permit with the state.

Jim Gade doesn't see any problem with final plan approval, conditional on PM and HOP approval.

The applicant needs to request a waiver in order to obtain a building permit and make outside improvements in order to meet the Charter School deadlines, even though the LDP has not received final approval.

Doolittle Sketch

Bill Doolittle submitted a new sketch to reconfigure the 3 current lots into 3 larger lots. He is not creating more lots. The right of way is 30 feet wide, but the existing driveway is only 16 feet wide.

Marianne Russo asked if this property could be subdivided again. Ron Ragan said the Planning Commission could ask to have the property deed restricted so no further subdivision is possible. Unless the developer purchases a strip of land along Rte. 472, no further subdivision is possible, according to ENT's current Zoning Ordinance.

Mills/Nordahl Sketch

Melanie Hess of Gilmore & Associates presented.

This property is on Graves Road in the R1 District, with ½ of the parcel in ENT and ½ in WNT. This sketched shows 7 lots will be created. The property is landlocked, other than for what borders Graves Road. The applicant proposes to use the 12 foot wide easement along the northern boundary of the land to create the new lots.

Ron Ragan stated that the big issue would be the zoning and density. According to the Zoning Ordinance there is a 5-acre minimum lot size if it is not clustered.

Electric service would need to be moved and put underground.

Melanie said she just wanted to show this sketch to see what the Planning Commission thought. The PC stated they would prefer something a little different.

TDT Development

Ken Crossan presented an 8 lot sketch on Waterway Road, northwest of Baltimore Pike, between Baltimore Pike and Twin House Road. Individual well and septic is proposed in the R2 District.

There are some steep slopes in the back of the property, as well as wetlands in the area. Ken just wanted to know they were on the right path. Joe Bauer wants to go out to take a look at the property, to then be discussed at next month's meeting.

Hopewell Ridge

Applicant was just looking for the Planning Commission to allow the Chairperson to re-sign the Planning Module. Ron Ragan explained that this development was caught up in the nitrate issue, shortly after they broke ground. They then needed to install de-nitrification system in 20 of the 29 lots. This system filters the effluent coming out of the septic system, and will be issued an "Experimental Permit" by DEP. The Operation and Maintenance Agreement is being worked on by the township's solicitor. Developer will be providing escrow for the dry forcement system.

After this de-nitrification system comes off the experimental list, the backup systems can be removed. Pat Stockard, of Lake Roeder Hillard, stated that system failure would mean that it did not decrease the nitrates down to acceptable levels. If this is this case, the effluent then goes to the Wicklow system or to Tweed Creek.

A motion was made by Joe Bauer, seconded by Cliff Lee to accept Ron Ragans, review of the Planning Module as acceptable. The motion carried.

Aye: 5 Nay: 0

Marianne Russo, Chairperson signed the Planning Module.

Jean V. Lawrie-Parker

This 4-lot subdivision proposes 4 separate drip irrigation fields.

A motion was made by Joe Bauer, seconded by Gene Turn to sign the Planning Module. The motion carried.

Aye: 5 Nay: 0

Marianne Russo, Chairperson signed the Planning Module.

It was stated that the Operation & Maintenance Agreement still needs to be signed.

No discussion or action taken on:

Jordan Manor

Tom Swift

Cooper Farm

Windle

Meadowview Estates (Option 1 -- Cluster)

Elkdale Green

Cook Bros.

Lewis Tract

Liz Miller Farm

Extension Letters

Extension letters were received today for:

Wicklow

Cooper Farms

A motion was made by Cliff Lee, seconded by Mike Rebert, to request ninety (90) day extension letters from the following:

Jean V. Lawrie Parker

Windle

The motion carried.

Aye: 5 Nay: 0

Correspondence

1. CCPC ltr to Oxford Borough RE: Final LDP for Oxford Middle School
2. Master Planner Program Courses
3. PSAB Education & Development

PC Members

Gene Turns expressed some concern about the way the School Board treated East Nottingham Township over the utility poles on Waterway Road. He said he was tired of seeing the Planning Commission and Board of Supervisors giving in to developers and getting little in return. Gene said the township needs to stop being so easy.

Visitors

Nothing

A motion was made by Joe Bauer, seconded by Mike Rebert, to adjourn the meeting. The motion carried.

Aye: 5 Nay: 0

The meeting adjourned at 8:54pm.

Respectfully Submitted,

PJ Scheese
Planning Commission Secretary

APPROVED:
Date 10/24/05


Marianne H. Russo, Chairperson