

**East Nottingham Township  
Planning Commission Meeting Minutes  
April 24, 2006**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on April 24, 2006 at 7 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, Walt Leis and Planning Commission Secretary, PJ Scheese. John Wallace came in a minute later. Absent were Mike Rebert and Marianne Russo

Chairperson, Joe Bauer, called the meeting to order at 7:05 p.m.

Vice-Chairperson, Clifford Lee, led the Pledge of Allegiance.

A motion was made by Cliff Lee, seconded by Gene Turns, to approve the agenda. The motion carried.

**Aye: 4      Nay: 0**

John Wallace came in.

**A motion was made by Walt Leis, seconded by Gene Turns, to approve the March 27, 2006 minutes. The motion carried.**

**Aye: 5      Nay: 0**

**A motion was made by Cliff Lee, seconded by Gene Turns, to approve the April 10, 2006 minutes. The motion carried.**

**Aye: 5      Nay: 0**

**Comprehensive Plan**

Joe Bauer asked Gene Turns if he had copies of the township survey to give to the PC members. Gene said no. No action was taken.

**Ordinances**

*Noise Ordinance* – Joe Bauer had a copy of Winnie Sebastian's, Township Solicitor, comments regarding the Water Supply Ordinance and asked PJ Scheese to see that all the PC members received copies. No action was taken

*Act 205 Traffic Impact Fee* – Joe Bauer mentioned the work session with Helen Esbenshade, Township Solicitor. Now it is sitting in the BOS hands, which need to establish a committee to set up a plan of the areas to look at and to identify current and projected problem areas. No action was taken

*Water Ordinance & Water Management Ordinance*– Walt Leis asked if these two ordinances could be referred to as the *Water Supply Ordinance* and the *Stormwater Management Ordinance*. Everyone agreed. Joe Bauer asked if Winnie Sebastian, Township Solicitor, had finished her comments. Walt said that he had spoken to her and that it was in her hands. He had not yet heard back. There was some discussion as to whose responsibility it is to talk to Winnie. Joe Bauer asked PJ Scheese to have someone from the BOS to contact him regarding these two ordinances. No action was taken

**Subdivisions & Land Development Plans**

Joe Bauer reviewed the PC meeting Protocol for Township Engineer Review Letters:

***Township Engineer Review Letters***

**Cook Brothers Final – Minor Plan**

Ron Ragan reviewed his letter. Under SUBDIVISION AND LAND DEVELOPMENT ORDINANCE the issues regarding the following issues were resolved:

- 403.04.F – The stormwater management easement has been labeled on Sheet 1.

- 403.04.I – The pavement specification on the road cross-section detail has been changed to “Superpave.”
- 403.05.C – The applicant provided a copy of an email from PJ Scheese, ENT Zoning Officer, providing the street name and addresses.
- 516 – The fence line type has been added to the legend.

The only outstanding items are the Stormwater NPDES permit and approval from DEP for the Planning Module. Ron said all technical issues were settled. A motion was made by Cliff Lee, seconded by Walt Leis, to approve the final plan under the conditions that they received the SW NPDES permit and DEP approval of the Planning Module. The motion carried.

**Aye: 5      Nay: 0**

#### Steve England – Preliminary/Final Plan

Joel Comanda, representing Vollmer, reviewed Jim Gade’s review letter. This is an add-on lot with no public improvements in the R1 district. It was suggested that either the following be put on the plans or waivers be requested for:

- 402.03.C.1 & D.1 – Locations and cartways of existing streets, and driveways, with 100-feet of tract and on tract.
- 402.03.E & C – Locations of any floodplains, wetlands, historic features, highly erosive soils or wooded areas within 100-feet of the subject tract.

A statement on the plan indicating any requested waivers granted or to be granted by the BOS is required.

Ed Jefferis, representing Mr. England, said he would address those issue. There was a motion made by Joe Bauer, seconded by Cliff Lee, to take no action. The motion carried.

**Aye: 5      Nay: 0**

#### Hickory Hill Road Tract Phase I – Final Plan

Joel Comanda, representing Vollmer, reviewed Jim Gade’s review letter. The outstanding items from Ron Ragan’s last review letter dated, December 20, 2003, of the preliminary plan are the following:

##### **Under Zoning Ordinance:**

- 200.d - The exclusions with regard to right of way, wetland, steep slopes, and flood plain areas indicated in the site data chart can’ be verified without specific area calculations.
- 1104.z.4 – Certain lots do not comply per dimensions shown, (e.g. 134/135, 19/20, 15/16, 174, 161, 189, 68).
- 1109.b – The BOS to approve locations. One area that is shown as open space does not meet the standards of minimum requirements per Section 1009.f for area as well as width as shown on Sheet C051.
- 1109.h – This is open with respect to Ragan’s later (comment 9), dated December 20, 2003. A general note #28 on Sheet 2 addresses this comment, but documents and review of same should be made part of the Final Approval.

##### **Under SALDO:**

- 402.04.F – Metes and bounds for all easements will need to be provided for the final plan. These easements are not defined on the plans as submitted. Also easements for stormwater management facilities and sewage areas are not eligible for calculating the minimum required open space stipulated in Section 109.a per Section 1109.e.
- 402.04.I – A February 28, 2005 HOP review has been received. No revised plan or clean HOP letter from PENNDOT has been submitted.

##### **Under New Comments – Zoning Issues:**

- 1103.b – The net tract area, by definition, excludes existing right-of-way area, wetland area, above ground/underground utility easement areas and existing slopes of 25% or greater.
  - a. The existing right-of-way areas cannot be clarified without dimensions (bearings and distances) along right-of-way lines and existing or proposed lines. Also, please clarify site data chart vs. general note #3 on Sheet 2.

**Under New Comments – SALDO Issues:**

- 403.05.O – A list of waiver requests should be shown on the plan. Indicate waivers approved and date of approval for Preliminary Plan as well as waivers requested for Final Plan
- 403.05.Q & R – An improvement guarantee and such agreements which have been accepted by the BOS or Sewer Authority accepting dedication and maintenance must be provided.
- 502.08 – Per Ordinance 8-2000 – all cul-de-sacs should have a minimum right-of-way of 120 feet and a minimum cartway of 100 feet (Sheet 12 Road E right-of-way 90 Cartway 90', Sheet 11 Road G right-of-way 105 cartway 80')
- 502.09 & 502.11.A & B – The new intersection proposed with this street (Road A\_ needs to be coordinated with ENT and more detail provided.
- 502.16.A – All access to any public street or highway shall be located at least 80 feet from the intersection of any street right-of-way line. Certain lots with driveways shown on the final grading plans do not adhere to this. A waiver must be requested or the driveways relocated to comply.
- 503.02.A – Calculations for providing sidewalks based on this section and the formula contained therein suggests that sidewalks are required.
- 508.03.K – The Final Plan shall reflect or be accompanied by documentation identifying the ownership of a method of administrating and maintaining all permanent stormwater management facilities. Homeowners Association documents should be submitted to the Township Solicitor for review.

All other issues in Jim Gade's review letter are technical in nature. Joe Bauer mentioned these were a lot of general comments. Joel said that most were drafting and technical in nature.

Dan Wright, speaking for the applicant, said they would like to get their ducks in a row and have a meeting with Vollmer.

There was a motion by Gene Turns, seconded by Cliff Lee, to take no action. The motion carried.

**Aye: 5      Nay: 0**

**Replogle Property – Preliminary/Final Plan**

Joel Comanda, representing Vollmer, reviewed Jim Gade's review letter. Ed Jefferis, representing the applicant, requested a waiver from SALDO 502.11 from improvement of existing streets and intersections, since all buildings, septic, drives and wells shown exist and no new improvements are proposed. A motion was made by Joe Bauer, seconded by Walt Leis, to approve a waiver from SALDO 502.11, from doing road improvements. The motion carried.

**Aye: 5      Nay: 0**

A motion was made by Walt Leis, seconded by Cliff Lee, to approve the preliminary/final subdivision conditional upon DEP approval of the Planning Module. The motion carried.

**Aye: 5      Nay: 0**

***Developers Requesting to be on Agenda***

**Meadowview Estates – Cluster Plan – Preliminary Plan**

Planning Module Review – Ed Jefferis represented the applicant. Ron Ragan stated that this subdivision proposes a small package plant, just for this development. Only a portion of this subdivision is in ENT. DEP now requires that in cases where the multi-municipality sewer authority will eventually be responsible for a community sewage system, that the sewage facilities planning modules must be reviewed by all participating municipalities, as well as the local sewer authority. Ron suggested that the PC table any further action until comments have been received back from everyone. A motion was made by Cliff Lee, seconded by Gene Turns, to take no action. The motion carried.

**Aye: 5      Nay: 0**

Hickory Hill Treatment Plant – Final Plan

Sean McCauley presented for the applicant. He said they received the Planning Module back from DEP in January. They have a 60% complete drawing and will sent it over to Vollmer. A motion was made by Gene Turns, seconded by Cliff Lee, to take no action. The motion carried.

**Aye: 5      Nay: 0**

Hickory Hill Road Tract Phase II – Preliminary Plan

Dan Wright reviewed for applicant. They have come up with a more conventional footprint for the townhouses. They will not be as narrow as regular townhouses, instead looking more like single-family units with garage offsets. Joe Bauer expressed disappointment at seeing no new visual concept. Sean stated that they have not yet selected a builder, so they don't want to submit a sketch showing the concept before having some idea of what the units will look like. He reminded the PC that the ordinance did not required this in order for preliminary approval. Sean said that the units would meet ENT's legal description requirements.

Joe Bauer brought up the open space that will be created from the realignment of Wilson Mill Road and Frog Hollow Road. Dan said it is poor soil and not a good place for active recreation. They planned on leaving it passive open space. Someone from the audience said that at one time it was a ball field. Dan said they would look into making it a ball field.

Joe Bauer made a motion, seconded by John Wallace, to take no action. The motion carried.

**Aye: 5      Nay: 0**

**Letters of Extension**

A motion was made to request letters of extension for:

- Clifford Lee – Minor Plan
- Elkdale Green – Preliminary Plan
- Hickory Hill Road Tract – Phase II – Preliminary Plan
- Hickory Hill Treatment Plant – LDP
- Jordan Manor – Preliminary Plan
- Meadowview Estates (Frost) Cluster – Preliminary Plan
- Michael Sleiman – Minor Plan
- Tom Swift – Minor Plan

by Cliff Lee, seconded by Gene Turns. Letters are to be date specific with August 15, 2006 as the specific date. The motion carried.

**Aye: 5      Nay: 0**

A motion was made by Joe Bauer, seconded by Walt Leis, to take no action on the following subdivisions:

- Cooper Farms / Greenpoint Farms – Final Plan
- Elizabeth Miller – Preliminary Plan
- Hostetter Shepherd Farm – Preliminary/Final Plan
- Lewis Tract – Final Plan

The motion carried.

**Aye: 5      Nay: 0**

Meadowview Estates Preliminary Plan for homes with on-lot septic and water has been withdrawn by the applicant.

**Correspondence**

- PSATS Workshop

**PC Members**

Walt Leis expressed concern about the Multiflora that grows in the area. He was curious about the weed ordinance and if it covered that. It was suggested that perhaps the Newsletter should have something in the next issue about the Weed Ordinance.

There was some discussion regarding the new stop signs at the intersection of Waterway Road and Baltimore Pike. It was also suggested that perhaps Bill Weaver, Township Road Master, should check into putting up a "Stop Ahead" sign on Fifth Street, before the intersection of Fifth and Waterway.

**Old Business**

None

**Recognition of Visitors**

Art Rieck, who lives on Wilson Mill Road at the 90 degree left bend, has some concerns about the traffic on that road and the future traffic from the new subdivisions coming in. He asked if this has been addressed. Joe Bauer said this was discussed at the Traffic Impact Fee Study Work Session. It was noted as a potentially increased problem. He said the PC is conscious of this. Dan Wright said this is something that he, as the Hickory Hill Engineer, needs to take into consideration when creating entrances and exits for Hickory Hill Road Tract. Art Rieck was concerned from an accident and fatality aspect. There was some discussion regarding the use of Reedville Road and Wilson Mill Road use to get out to Route 1. Sean McCauley said the Hickory Hill Road Tract I residents will use Brick Street and Route 472 to go through the Borough to get to Route 1.

Bob McCompsey said he wanted to ask about TDRs and the use of them. He has concerns about the impact on the roads and schools. He would like to see some screening between developments. Joe Bauer reminded him that the Conditional Use Hearing regarding the Shephard/Decarlo property would be continued on May 25<sup>th</sup> at 7pm at the ENT Municipal building.

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

**Aye: 5      Nay: 0**

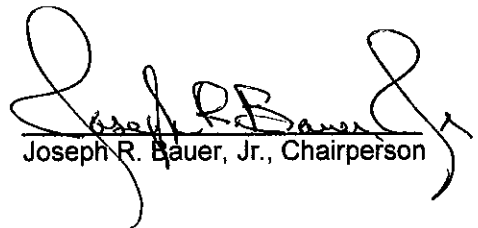
The meeting adjourned at 8:17pm.

Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:  
Date 5/22/06



Joseph R. Bauer, Jr., Chairperson