

**AGENDA  
EAST NOTTINGHAM TOWNSHIP  
PLANNING COMMISSION  
August 27, 2007**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
  - June 12, 2007
  - July 23, 2007
- VI. *Ordinances*
- VII. *Subdivision/Land Development Plans*

**TOWNSHIP ENGINEER REVIEW LETTERS**

*The township's engineer will go over his review letter with the Planning Commission and the applicant, if he is present. The Planning Commission requests that the applicant wait until he is asked a question by the engineer or any member of the Planning Commission, or wait until the engineer's review of the plan is finished before directly addressing the Planning Commission regarding that plan.*

1. Elkdale Green – Preliminary Plan

**DEVELOPERS REQUESTING TO BE ON AGENDA - The Planning Commission re-emphasizes that presentations be 15 minutes or less.**

***Thank you***

2. Reserves of Dunlap – Preliminary Plan
  - a) TDR Calculations

**REQUEST FOR EXTENSION LETTERS - *Letters to be date specific for 12/15/07***

3. Will Baker – Minor Plan
4. King Tract – Minor Plan
5. Timothy Bishop – Minor Plan

**OTHER SUBDIVISIONS IN PROCESS (FYI)**

6. Jordan Manor (aka Tigue Farm) – Preliminary Plan
7. Tom Swift – Final Subdivision Plan
8. Preserve at White Oak Farm – New Preliminary Land Development Plan
9. Meadowview Estates – Preliminary Plan
10. Cooper Farms – Final Plan
11. George Thompson – Final Plan
12. Lewis Tract – Final Plan
13. Shepherd DeCarlo – Preliminary Plan
14. Elizabeth Miller – Preliminary Plan
15. Hickory Hill – Phase II – Preliminary Plan

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16. TDT Prime Development – Preliminary Plan
17. Wicklow – Preliminary Plan
18. Hickory Hill – Phase I – Final Plan
19. Wilson King – Preliminary LDP

*VIII. Correspondence*

*IX. Planning Commission Members*

*X. Old Business*

*XI. Recognition of Visitors*

*XII. Adjournment*

**East Nottingham Township  
Planning Commission Meeting Minutes  
August 27, 2007**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on August 27, 2007 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members Gene Turns, John Wallace, Walt Leis, Janice Gavin and Planning Commission Secretary, PJ Scheese. Members Mike Rebert was absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:02 p.m.

Chairperson, Joseph R. Bauer, Jr. asked Vice-Chairperson, Clifford Lee to lead the Pledge of Allegiance.

Chairman Joe Bauer said that PC member Marianne Russo resigned for health reasons. He then introduced the newest member of the PC, Janice Gavin.

**Agenda**

**A motion was made by Cliff Lee, seconded by Walt Leis, to approve the agenda. The motion carried.**

**Aye: 6      Nay: 0**

There was no public comment on the agenda.

**Minutes to Approve**

**June 12, 2007 – A motion was made by Walt Leis, seconded by Gene Turns, to approve the minutes for this special PC meeting. The motion passed:**

**Aye: 3      Nay: 0      Abstain: 3 (Cliff Lee, John Wallace, & Janice Gavin were not present at this meeting.)**

**July 23, 2007 – A motion was made by John Wallace, seconded by Gene Turns, to approve the minutes for this regular PC meeting. The motion passed:**

**Aye: 4      Nay: 0      Abstain: 2 (Walt Leis & Janice Gavin were not present at this meeting.)**

**Ordinances**

*None*

**Subdivisions & Land Development Plans**

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

**Township Engineer Review Letters**

**Elkdale Green – Preliminary Subdivision Plan**

Jim Gade reviewed his letter. There are 84 single family homes proposed for 69.3 acres bordering Oxford & Little Elk Creek Roads. There are some minor technical issues, along with the open space & sanitary sewer issue. Jim Gade is working with the applicant on these.

Cliff Lee asked about the sewer issues with the Oxford Area Sewer Authority, who is requiring 100% replacement area for the drip field, which would end up decreasing the number of lots. Walt Leis stated that his company, T. C. Inc., has done some initial soils testing and therefore, he is recusing himself from voting on anything regarding this subdivision.

The bio-retention facilities is another issue that still needs to be worked out. They are located next to recreational areas. The applicant still needs to come in front of the Township to explain the retention areas and what they are doing with them.

A motion was made by Cliff Lee, seconded by John Wallace, to take no action. The motion carried.  
Ayes: 5      Nays: 0      Abstain: 1 (Walt Leis)

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

**Reserves of Dunlap**

Laura Swiski, of Lake Roeder Hillard, represented the applicant. The Transferable Development Rights to be used for this subdivision are coming from Jacob & Hannah Stoltzfus's property on Mount Olivet Road. The issue addressed was regarding Section 1403.C of the Zoning Ordinance, the certification of available TDRs.

The Stoltzfuses was requesting the Township make a determination and certification of the number of development rights available on their property. Jim Gade, Township Engineer, had reviewed Lot 2 of the tract and agrees with Laura Swiski's calculations of 49 before the 10% bonus, and 54 with the 10% bonus. This bonus is granted when all TDRs are purchased from a particular tract. The Reserves of Dunlap will not use all TDRs. Jim Gade said he would issue a letter, using the current ordinance

A motion was made by Walt Leis, seconded by John Wallace, to pass on Jim Gade's letter, with the recommendation that the BOS approve those calculations. The motion carried.

Ayes: 6      Nays: 0

***Letters of Extension***

A motion was made by Cliff Lee, seconded by Gene Turns, to request letters of extension for the following:

- Will Baker – Minor Plan
- Andy King Tract – Minor Plan
- Timothy Bishop – Minor Plan

to be date specific for December 15, 2007. The motion carried.

Aye: 6      Nay: 0

**Other Plans Currently In Subdivision or Land Development Process (FYI)**

- Jordan Manor (aka Tigue Farm) – Preliminary Plan
- Tom Swift – Final Subdivision Plan
- Preserve at White Oak Farm – New Preliminary Land Development Plan
- Meadowview Estates – Preliminary Plan
- Cooper Farms – Final Plan
- George Thompson – Final Plan
- Lewis Tract – Final Plan
- Shepherd DeCarlo – Preliminary Plan
- Elizabeth Miller – Preliminary Plan
- Hickory Hill – Phase II – Preliminary Plan
- TDT Prime Development – Preliminary Plan
- Wicklow – Preliminary Plan
- Hickory Hill – Phase I – Final Plan
- Wilson King – Preliminary LDP

**Correspondence**

None

**PC Members**

- Walt Leis would like to request the BOS have a workshop or forum to discuss where and how each of the sewer systems proposed by the various subdivisions are going to be integrated into the overall sewer system. Jim Gade stated that he has asked this questions of the developers himself, but they do not seem to be sure themselves yet. There was some further discussion of this.
- Joe Bauer stated that last Wednesday night, August 22<sup>nd</sup>, there was another meeting at Lower Oxford Township to discuss the multi-municipality comprehensive plan. Present were representatives of Lower Oxford, Upper Oxford, Borough of Oxford, West Nottingham, and East

representatives of Lower Oxford, Upper Oxford, Borough of Oxford, West Nottingham, and East Nottingham. He said it was a good session, where they discussed an outline for the municipalities to join in a regional comprehensive plan. Ninety percent of the cost is covered by the county. Each municipality will only have to pay about \$1000. Following meetings will be held on the fourth Wednesday of each month at the Lower Oxford Township building at 7:00 pm. They are looking for one volunteer from each municipality's Board of Supervisors and one from each Planning Commission.

*Old Business*

None

**Recognition of Visitors**

- Chairman of the Board of Supervisors, Leo Levandowski, welcomed Janice Gavin to the Planning Commission.

**A motion was made by Cliff Lee, seconded by Gene Turns, to adjourn the meeting. The motion carried.**

Aye: 6      Nay: 0

The meeting adjourned at 7:43 pm.

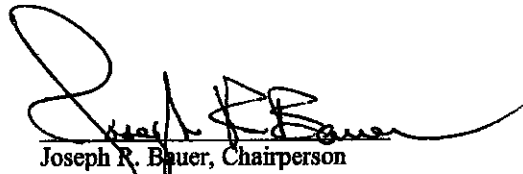
Respectfully Submitted,

*PJ Scheese*

PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 9/29/07

  
Joseph R. Bauer, Chairperson