

**AGENDA  
EAST NOTTINGHAM TOWNSHIP  
PLANNING COMMISSION  
December 17, 2007**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
  - *November 26, 2007*
- VI. *Ordinances*
  - *Street Sign Ordinance – change in SALDO*
- 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. TDT Prime – Preliminary Subdivision Plan
  - Jim Gade's Review
  - Request for Plan Approval
2. Elkdale Green – Preliminary Subdivision Plan
  - Jim Gade's Review
3. Tom Swift Estates – Final Land Development Plan
  - Jim Gade's Review
4. Wilson King – Final 2-Lot Subdivision & Land Development Plan
  - Jim Gade's Review

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

***Thank you***

*NONE*

**REQUEST FOR EXTENSION LETTERS - Letters to be date specific for 4/15/08**

5. Meadowview Estates – Preliminary Subdivision Plan
6. TDT Prime – Preliminary Subdivision Plan
7. Shepherd DeCarlo – Preliminary Subdivision Plan
8. Lewis Tract – Final Land Development Plan
9. Tom Swift Estates – Final Land Development Plan

**OTHER SUBDIVISIONS IN PROCESS (FYI)**

10. Elizabeth Miller – Preliminary Subdivision Plan
11. Reserves of Dunlap – Preliminary Subdivision Plan
12. Andy King Tract – Minor Subdivision Plan
13. Timothy Bishop – Minor Subdivision Plan
14. Preserve at White Oak Farm –Preliminary Plan

*VIII. Correspondence*

*IX. Planning Commission Members*

- Lowes Flatbed Distribution Center

*X. Old Business*

*XI. Recognition of Visitors*

*XII. Adjournment*

**East Nottingham Township  
Planning Commission Meeting Minutes  
November 26, 2007**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on November 26, 2007 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, John Wallace, Janice Gavin, Mike Rebert, Walt Leis and Planning Commission Secretary, PJ Scheese. Member Gene Turns was absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:00 p.m.

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

**Agenda**

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

**Aye: 6      Nay: 0**

There was no public comment on the agenda.

**Minutes to Approve**

**October 22, 2007 – A motion was made by Cliff Lee, seconded by John Wallace, to approve the minutes for this regular PC meeting. The motion passed:**

**Aye: 4      Nay: 0      Abstain: 2 (Mike Rebert & Walt Leis)**

**Ordinances**

*All Water Ordinances* - Joe Bauer stated that all water ordinances will be tabled until the Comprehensive Plan is finished. Cliff Lee asked when that would be. Joe Bauer said approximately eighteen (18) months.

**Subdivisions & Land Development Plans**

**Township Engineer Review Letters**

Joe Bauer reviewed the protocol.

**TDT Prime – Preliminary Subdivision Plan**

Jim Gade of Stantec stated that this is the second review letter for this subdivision.

- There is a waiver request from SALDO section 402.05.I requiring, where wetlands exist, a wetland jurisdictional determination and verification by the U.S. Corps of Army Engineers. Jim Gade stated that he had no objection to this waiver request, due to its proximity to the Riparian Corridor Conservation District.
- The applicant wants to create an eight (8) foot grass shoulder instead of improving the approximately 900 feet of frontage road. Walt Leis stated that he had a problem with that because he has seen people drive on them before.
- Component 4A of the Planning Module is ready to be signed by the Chairman of the Planning Commission.
- Lot 8 has a retaining wall, exceeding seven (7) feet in height that is close to the neighbor's existing driveway. The applicant shall provide details and the proximity of the proposed retaining wall to be existing neighboring driveway. There should be a barrier of some kind.

Joe Bauer thinks the Township will want the road improved from Happy Harry's all the way to Twin House. Ken Crossan of Crossan & Raimato, represented the applicant. There was some discussion regarding the road improvement and possibly putting money in escrow in lieu of improving that

section of Waterway Road. Jim Gade and Ken Crossan will confer on this and get back to the Planning Commission.

**A motion was made by Walt Leis, seconded by Cliff Lee, to grant a waiver from SALDO 402.05. I, requiring, where wetlands exist, a wetland jurisdictional determination and verification by the U.S. Corps of Army Engineers. The motion carried.**

**Aye: 6      Nay: 0**

**A motion was made by Mike Rebert, seconded by John Wallace, for the Planning Commission Chairman to sign the Component 4A of the Planning Module. The motion carried.**

**Aye: 6      Nay: 0**

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

***Jordan Manor – Preliminary Subdivision Plan***

Jack Wuerstle, representing the applicant, explained that a waiver from SALDO 502.06.A, requiring a minimum distance of eighty (80) feet between driveways and road intersections, was discussed at previous meetings but has never been voted on. There was some discussion on this. The closest distance of a driveway to a road intersection would be fifty-five (55) feet.

**A motion was made by Walt Leis, seconded by Cliff Lee, to approve a waiver from SALDO 502.16.A requiring a minimum distance of 80 feet between driveways and road intersections, conditional on no driveway being located closer than 55 feet to an intersection, as documented in the applicant's letter. The motion carried.**

**Aye: 6      Nay: 0**

***Plan Withdrawals***

A letter from Sean McCauley, representing Brandolini, to PJ Scheese was read into the record (see attachment A).

The following plans have been withdrawn:    Hickory Hill Phase I – Final Subdivision Plan  
Hickory Hill Phase II – Preliminary Subdivision Plan  
Hickory Hill Treatment Plant – Approved LDP

***Letters of Extension***

**A motion was made by Mike Rebert, seconded by Walt Leis, to request letters of extension for the following:**

- Elizabeth Miller – Preliminary Subdivision Plan
- Jordan Manor (aka Tigue Farm) – Preliminary Subdivision Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan

**to be date specific for March 15, 2008. The motion carried.**

**Aye: 6      Nay: 0**

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

- Elkdale Green – Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Preserve at White Oak Farm – Preliminary Plan
- Shepherd DeCarlo – Preliminary Subdivision Plan
- Lewis Tract – Final Land Development Plan
- Tom Swift Estates – Final Land Development Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan
- George W. Thompson, Jr. – Final Subdivision Plan

**Correspondence**

There was none.

**PC Members**

- The Planning Commission's Holiday Party will be on Wednesday, December 12, 2007 in the Ball & Thistle Room of the Wyncote Golf Club.

**Old Business**

There was none.

**Visitors**

Nothing.

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

**Aye: 6      Nay: 0**

The meeting adjourned at 7:45 pm.

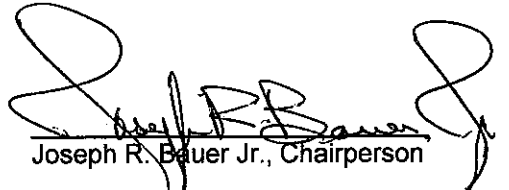
Respectfully Submitted,



PJ Scheese  
Planning Commission Secretary

APPROVED:

Date 12/17/07

  
Joseph R. Bauer Jr., Chairperson



November 26, 2007

Ms. PJ Scheese  
Subdivision Office  
East Nottingham Township  
158 Election Road  
Oxford, PA 19363

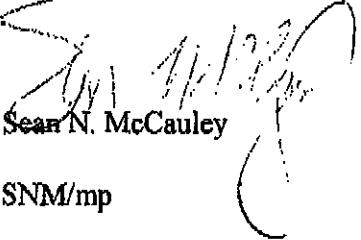
Sent Via Fax 610-932-9441

Hickory Hill Tracts 1 & II

Dear PJ:

As per our conversation , I am sending this letter to advise you that we are withdrawing our plans to develop our Hickory Hill Projects and the accompanying sewer plant in East Nottingham Township.

Sincerely,  
BRANDOLINI COMPANIES

  
Sean N. McCauley

SNM/mp

cc: Jack Wuerstle