

**AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
April 28, 2008**

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - **March 24, 2008**
- VI. *Ordinances*
 - **Changes in Cluster Ordinance – Jim Gade**
 - **On-Lot Sewage Systems**
- 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.

- **TDT Prime Development – Final Plan**
 - **Jim Gade Review Letter**
- **Penny L. Hatrick – Lot Line Change**
 - **Jim Gade Review Letter**
- **Alan & Cynthia Pugh – Lot Line Change**
 - **Jim Gade Review Letter**
 - **Chairman to sign Non-Building Waiver**

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 8/15/08

- **Preserve at White Oak Farm –Preliminary Plan**
- **TDT Prime Development – Final Plan**
- **Wilson King – Final 2-Lot Subdivision & Land Development Plan**

OTHER SUBDIVISIONS IN PROCESS (FYI)

- Elizabeth Miller – Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Shepherd DeCarlo – Preliminary Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Lewis Tract – Final Land Development Plan
- Wicklow – Final Subdivision Plan

VIII. Correspondence

IX. Planning Commission Members

X. Old Business

XI. Recognition of Visitors

XII. Adjournment

**East Nottingham Township
Planning Commission Regular Meeting Minutes
April 28, 2008**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on April 28, 2008 at 7:00 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Gene Turns, Walt Leis, John Wallace, Janice Gavin, Shannon Wells and Planning Commission Secretary, PJ Scheese. Vice-Chairperson, Clifford Lee was absent

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

Member Gene Turns led the Pledge of Allegiance.

Agenda

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

Aye: 6 Nay: 0

Public Comment on the Agenda

There was none.

Minutes to Approve

March 24, 2008 – a motion was made by John Wallace, seconded by Gene Turns, to approve the minutes for this regular PC meeting. The motion passed:

Aye: 5 Nay: 0 Abstain: 1 (Walt Leis)

Ordinances

Retained Open Space Development Ordinance (ROSD or Clustering)

There were two main issues to be discussed:

- 1) Removal of clustering from all districts except the R-1A District.
- 2) Change the R-1 District from 5-acre minimum to a 2-acre minimum

Jim Gade, Township Engineer, stated that all references to the ROSD in all districts, except the R-1A district will need to be removed from the Zoning Ordinance. He went on to say that it takes approximately two acres to sustain a well, an on-site sewage system, and a replacement area. Also the two acres gives room for an underground seepage bed for storm water management. This would be a net 2-acre minimum.

Walt Leis asked why the change from 5 acres to 2 acres. PJ Scheese explained that the purpose is to give something back to the farmers after removing the clustering.

Shannon Wells asked if doing this would prohibit community systems. The answer was no, it does not. However, it would become cost prohibitive because the houses would be so far apart.

A motion was made by Shannon Wells, seconded by Janice Gavin, to ask the Board of Supervisors to put this on the next work session agenda (May 19). The motion carried.

Aye: 6 Nay: 0

Guest Laura Swiski, from Lake Roeder Hillard, suggested in the R-2 district that we allow only as many houses as would be allowed by 1-acre lots, but to create open space in the area to allow them to be put on smaller lots. This would only work if the development is on or in close proximity to an existing or planned OASA line.

On-Site Sewage Ordinance

Chairman Joe Bauer passed out a draft ordinance that was designed by a committee composed of members from Lower Oxford Township, West Nottingham Township and East Nottingham Township and put into written form by Joel Brown of Lower Oxford Township. He asked that Planning Commission to review this and be ready to vote to pass it on to the Board of Supervisors at the next PC meeting on May 26th.

Joe Bauer stated that Supervisor Percy Reynolds will get a map of the Township showing all current on-lot septic systems, and the zones the map is divided into, in ENT.

Subdivisions & Land Development Plans

Township Engineer Review Letters

TDT Prime Development

Jim Gade reviewed his letter. He stated that all engineering issues have been resolved. Ken Crossan, representing the applicant, told the PC that the driveway easement should currently be in the hands of the Township Solicitor.

A motion was made by Shannon Wells, seconded by Walt Leis, to recommend granting final approval, conditional on:

- 1) **Approval of Shared Driveway Easement by the Township Solicitor;**
- 2) **Improvement Guarantee;**
- 3) **DEP approval of the Sewage Facilities Planning Module.**

The motion carried.

Aye: 6 Nay: 0

Penny Hatrick – Lot Line Change

Jim Gade reviewed his letter with the Planning Commission. This is a simple lot line change which does not require a Sewage Facilities Planning Module.

A motion was made by Walt Leis, seconded by John Wallace, to recommend approval of this lot line change. The motion carried.

Aye: 6 Nay: 0

Alan & Cynthia Pugh – Lot Line Change

Jim Gade reviewed his letter with the Planning Commission. This is a simple lot line change to allow the smaller lot (Lot 1) to put in a replacement septic system. It will take .227 acres from the larger parcel (Lot 2) and add it to the smaller one. Jim Gade reviewed the waivers requested and out of the thirteen the applicant has requested, only seven are necessary.

A motion was made by John Wallace, seconded by Walt Leis, to approve a waiver from section 302.01.A.5 of the SALDO requiring subdivisions, where a resultant lot is capable of further subdivision, to be classified as a major subdivision. The motion carried.

Aye: 6 Nay: 0

A motion was made by Walt Leis, seconded by Shannon Wells, to approve a waiver from section 302.01.A.7 of the SALDO, requiring subdivisions in a flood plain to be classified as a major subdivision. The motion carried.

Aye: 6 Nay: 0

A motion was made by John Wallace, seconded by Walt Leis, to approve a waiver from section 402.05.1 of the SALDO, requiring a wetlands study and an Army Corps of Engineers Jurisdictional Determination. The motion carried.

Aye: 6 Nay: 0

A motion was made by Shannon Wells, seconded by Gene Turns, to approve a waiver from section 403.03.A of the SALDO, requiring existing contours. The motion carried.

Aye: 6 Nay: 0

A motion was made by Shannon Wells, seconded by Walt Leis, to approve a waiver from section 403.03.C of the SALDO, requiring significant environmental and topographical features. The motion carried.

Aye: 6 Nay: 0

A motion was made by Shannon Wells, seconded by Walt Leis, to approve a waiver from section 403.03.D of the SALDO, requiring various significant features within 100' of the tract. The motion carried.

Aye: 6 Nay: 0

A motion was made by Shannon Wells, seconded by Walt Leis, to approve a waiver from section 403.03.E.2 of the SALDO, requiring existing rights of way on the tract. The motion carried.

Aye: 6 Nay: 0

A motion was made by Walt Leis, seconded by Shannon Wells, to recommend approval of this lot line change, conditional upon the BOS approving the above waivers. The motion carried.

Aye: 6 Nay: 0

Developers Requesting to be on Agenda

There were none.

Letters of Extension

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

- Preserve at White Oak Farm – Preliminary Plan
- TDT Prime Development – Final Plan
- Wilson King – Final 2-Lot Subdivision & Land Development Plan

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

Aye: 6 Nay: 0

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

- Elizabeth Miller – Preliminary Subdivision Plan
- Meadowview Estates – Preliminary Subdivision Plan
- Reserves of Dunlap – Preliminary Subdivision Plan
- Shepherd DeCarlo – Preliminary Subdivision Plan
- Andy King Tract – Minor Subdivision Plan
- Timothy Bishop – Minor Subdivision Plan
- Lewis Tract – Final Land Development Plan
- Wicklow – Final Subdivision Plan

Correspondence

There was none.

PC Members

Janice Gavin stated that at the Multi-Municipality Comprehensive Plan meeting she was given the assignment to put landscaping features on the ENT map. She will work with PJ Scheese on this.

Old Business

There was none.

Visitors

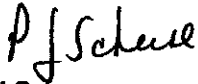
Nothing

A motion was made by Gene Turns, seconded by Walt Lies to adjourn. The motion carried.

Aye: 6 Nay: 0

The meeting adjourned at 8:18 pm.

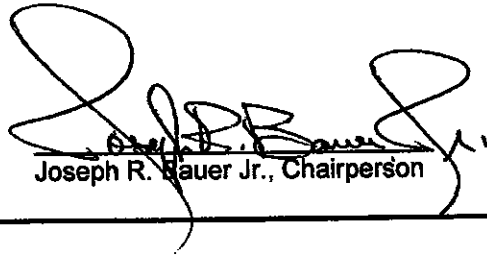
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 5/27



Joseph R. Bauer Jr., Chairperson
