

AGENDA
EAST NOTTINGHAM TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
October 28, 2013

- I. *Call meeting to order*
- II. *Pledge of Allegiance*
- III. *Approve Agenda*
- IV. *Public Comment on Agenda*
- V. *Approve Minutes*
 - September 23, 2013 Special Meeting
- VI. *Ordinances*
 - Trash & Recycle Ordinance – Winnie Sebastian, Township Solicitor
 - Stormwater Management Ordinance – Mark Deimler – Township Engineer
- VII. *Subdivision/Land Development Plans*

***TOWNSHIP ENGINEER REVIEW LETTERS – Mark Deimler**

- Phyllis D. Proctor Minor Subdivision Plan
 - ✚ Review Letter
 - ✚ Waivers Requested from SALDO:
 - ❖ Section 22-403.C(1) – Existing Contours
 - ❖ Section 22-502.11.B – Improvement of Existing Streets
 - ❖ Section 22-506.1.A – Concrete Markers and Monuments
 - ✚ Recommendation of Plan Approval
- Frank & Angela Plan
 - ✚ Review Letter
 - ✚ Waivers Requested from SALDO:
 - ❖ Section 22-302.B(2).b – Preliminary Plan
 - ❖ Section 22-403.C(1) – Existing Contours
 - ❖ Section 22-403.D.14 – Grading Plan
 - ❖ Section 22-502.11.B – Improvement of Existing Streets
 - ❖ Section 22-506.1.A – Concrete Markers and Monuments
 - ❖ Section 22-507.A – Landscaping

REQUEST FOR LETTERS OF EXTENSION

- Wicklow – Final Subdivision Plan – To be date specific for January 15, 2015

*Planning Commission Meeting Protocol -In the *Subdivision/Land Development Plans* section of the agenda, under the heading of "**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 the chairman, or wait until the engineer's review of the plan is finished before directly addressing the Planning Commission regarding that plan.

SUBDIVISIONS & LAND DEVELOPMENT PLANS IN PROCESS (FYI)

- Bishop, Timothy– Final Subdivision Plan
- David T. Muehlmann – Final Subdivision Plan
- Frank H. III & Angela Thompson Lobb Land Development Plan
- Herr Foods Inc Preliminary Industrial Subdivision Plan
- Langston Preliminary Subdivision Plan
- Liz Miller Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1)
- Mease, Carl & Lesley Final Land Development Plan
- Wilson King Final Subdivision & Land Development Plan

VIII. *Correspondence*

IX. *Old Business*

- Zoning Hearing Board - 155 Barnsley Road (old Mr. Mulch property) – variance requested to put in a manufacturing facility on a property in the C-2 Zoning District – Variance approved at the October 23, 2013 ZHB.
- Christmas Party

X. *New Business*

XI. *Planning Commission Members*

XII. *Recognition of Visitors*

XIII. *Adjournment*

**East Nottingham Township
Planning Commission Regular Meeting Minutes
October 28, 2013**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on October 28, 2013 at 7 pm. Those present were: Chairman John Wallace, Vice-Chair Janice Gavin, Members Art Rieck, Marc Arot, Walt Leis, Tom Faux, and Planning Commission Secretary, PJ Scheese. Member Robert Stewart was absent

The meeting was called to order at 7:00 p.m. by Chairman Wallace.

The Pledge of Allegiance was led by Vice-Chair Gavin.

A motion was made by Marc Arot, seconded by Tom Faux, to approve the agenda. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

There was no public comment on the agenda.

A motion was made by Tom Faux, seconded by Walt Leis, to approve the minutes of September 23, 2013. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

Ordinances

Trash / Recycle Ordinance

Township Solicitor Winnie Sebastian was present to discuss the changes she made to the draft ordinance and also to discuss some items that were not in the ordinance, but that are requirements of Act 101. She gave a handout to the PC members and reviewed it with them. Salient points were:

- Certain "Prohibited Acts" must be included in the ordinance;
- A recycling program must be established;
- Trash collection is another part of the ordinance;
- A program is required that documents how residents are doing their recycling;
- The educational requirement;
- Winnie agrees that Act 101 does not require mandatory curbside trash collection;

The PC is to review all the information provided, mark up the handouts Winnie gave out, and come to the November meeting to discuss what changes they feel are necessary to the ordinance. That will be sent to Winnie, and then at the December meeting she will present another draft that will incorporate the changes.

Since Ed Jefferis, of Concord Land Planners, was present to discuss the Proctor Subdivision and Lobb LDP it was decided to move on to those before discussion of the Stormwater Ordinance.

Subdivisions & Land Development Plans

Engineer Review letters - Mark Deimler, of Solanco Engineering, presented.

Phyllis D. Proctor Minor Subdivision Plan

Mark reviewed his letter with the PC. This is a simple subdivision where there are two tax parcels, divided by a road, considered a single lot on the same deed. There are no improvements requested.

Waivers Requested from SALDO:

- Section 22-403.C(1) – Existing Contours

- Section 22-502.11.B – Improvement of Existing Streets
- Section 22-506.1.A – Concrete Markers and Monuments

A motion was made by Walt Leis, seconded by Art Rieck, to recommend approval of the waiver from SALDO Section 22-403.C(1) regarding existing contours. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

A motion was made by Walt Leis, seconded by Janice Gavin, to recommend approval of the waiver from SALDO Section 22-502.11.B regarding the improvement of existing streets. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

A motion was made by Walt Leis, seconded by Marc Arot, to recommend approval of the waiver from SALDO Section 22-506.1.A regarding concrete markers and monuments. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

A motion was made by Walt Leis, seconded by Janice Gavin, to recommend approval of the Phyllis D. Proctor Minor Subdivision Plan, conditional on the approval of the above waivers. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

Frank & Angela Lobb Land Development Plan

Mark reviewed his letter with the PC. He explained that because of previous events concerning this property a full land development plan was required to fulfill past agreements. There is no more impervious surface being made and only minor engineering issues.

Waivers Requested from SALDO:

- Section 22-302.B(2).b – Preliminary Plan
- Section 22-403.C(1) – Existing Contours
- Section 22-403.D.14 – Grading Plan
- Section 22-502.11.B – Improvement of Existing Streets
- Section 22-506.1.A – Concrete Markers and Monuments
- Section 22-507.A – Landscaping

A motion was made by Walt Leis, seconded by Marc Arot, to recommend approval of the waiver from SALDO Section 22-302.B(2).b regarding the requirement of having both preliminary and final plans. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

A motion was made by Walt Leis, seconded by Tom Faux, to recommend approval of the waiver from SALDO Section 22-403.C.(1) regarding existing contours. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

A motion was made by Walt Leis, seconded by Art Rieck, to recommend approval of the waiver from SALDO Section 22-403.D.14 regarding a grading plan. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

A motion was made by Walt Leis, seconded by Tom Faux, to recommend approval of the waiver from SALDO Section 22-502.11.B regarding the improvement of existing streets. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

A motion was made by Walt Leis, seconded by Marc Arot, to recommend approval of the waiver from SALDO Section 22-506.1.A regarding concrete markers and monuments. The motion carried.

Aye: 6 Nay: 0 Abstain: 0

It was decided by the PC to vote on the waiver from SALDO Section 22-507.A regarding landscaping until after all members have had the opportunity to take a look at the screening that already exists between the store property and adjacent residential properties. No further action was taken regarding this LDP.

Stormwater Management Ordinance

Mark Deimler briefly reviewed the draft stormwater ordinance with the PC. This is another DEP requirement. PJ Scheese will email a copy of this to PC members for their review.

Letters of Extension

A motion was made by Art Rieck, seconded by Mark Arot, to request a letter of extension for the Wicklow Final Subdivision Plan, to be date specific for January 15, 2015.

Subdivisions & Land Development Plans in process (FYI)

- Bishop, Timothy– Final Subdivision Plan
- David T. Muehlmann – Final Subdivision Plan
- Frank H. III & Angela Thompson Lobb Land Development Plan
- Herr Foods Inc Preliminary Industrial Subdivision Plan
- Langston Preliminary Subdivision Plan
- Liz Miller Preliminary Subdivision Plan
- Meadowview Estates (Frost) (Option 1)
- Mease, Carl & Lesley Final Land Development Plan
- Wilson King Final Subdivision & Land Development Plan

There was a brief discussion regarding the Mease LDP and when excavation and construction is allowed to begin.

Correspondence - NONE

Old Business

- PJ Scheese updated the PC on the results of the Zoning Hearing, held on October 23, 2013, for 155 Barnsley Road, the old Mr. Mulch property. The variance was approved for the new owner to put in a manufacturing facility to make elevated garden beds.
- Christmas Party – the date is set for Friday, December 13th at Tom and Sarah Faux's house at 280 Joseph Road. Marc is bringing his prize winning scrapple chili and PJ is bringing shrimp scampi. Everyone else needs to figure out what they are bringing. It will be BYOB.

New Business

- PJ informed the PC that the Board agreed to purchase shirts for them. She will send the link to Howett's so everyone can pick out what they want.

PC Members - Nothing

Recognition of Visitors- Nothing

A motion was made by Art Rieck, seconded by Marc Arot, to adjourn the meeting.

The meeting adjourned at 8:35 p.m.

Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 11/18/13



John Wallace, Planning Commission Chairman