

**MINUTES  
EAST NOTTINGHAM TOWNSHIP  
PLANNING COMMISSION MEETING  
NOVEMBER 15, 2004**

The Regular Meeting of the East Nottingham Planning Commission was held in the Township Building on November 15, 2004. Those present were: Chairperson Marianne Russo, Vice-Chairman Joseph R. Bauer, Alvin Miller, Clifford Lee, Thomas J. Olivieri, Engineer Ron Ragan, Zoning Officer Andrea Hingley, Secretary Pat Brady and numerous guests.

The Meeting was called to order at 7:00 PM by Chairperson Marianne Russo.

The Pledge of Allegiance was led by Thomas J. Olivieri.

Motion made by Thomas J. Olivieri seconded by Clifford Lee to approve the agenda, adding under Correspondence item #2- Lee Towner, Chairman Oxford Area Recreation Authority would like to address the Planning Commission

Aye: M. Russo, A. Miller, T. Olivieri, C. Lee, J. Bauer      Nay -0-

**Public Comment on Agenda**- Receiving none, it was unanimously approved to adopt the agenda.

Aye: M. Russo, J. Bauer, T. Olivieri, C. Lee, A. Miller      Nay -0-

Motion made by Vice Chairman Bauer seconded by Thomas J. Olivieri to approve the Minutes of the October 25, 2004 Regular Meeting, as presented by the Secretary.

Aye: M. Russo, J. Bauer, T. Olivieri, A. Miller, C. Lee      Nay -0-

**Old Business:**

**Barness Organization**- Vice-Chairman Bauer asked, if we write an Ordinance with the proposed 100 acre minimum, how many other parcels do we have in the township that would qualify? If only one parcel qualifies, then it's not worth it to us to go to the trouble and expense of writing an Ordinance. Vice-Chairman Bauer asked Engineer Ron Ragan if there were any other 75 to 100 acre parcels available that would qualify. Ron Ragan's response, no there are not.

**Subdivision/Land Development Plans**

**1. James Mark-** Ron Ragan spoke for Ed Jeffries who could not attend the meeting, asking if we would consider the waiver request. Ron does not oppose the waiver request. Motion made by Vice-Chairman Bauer seconded by Thomas Olivieri to grant the waiver  
Aye:M.Russo, J.Bauer, T.Olivieri, C.Lee, A.Miller                      Nay -0-

**2. Tigue Farm-** extension granted to January 21, 2005. Motion made by Thomas J. Olivieri seconded by Vice-Chairman Bauer to take no action at this time.  
Aye:M.Russo, J.Bauer, T.Olivieri, C.Lee, A.Miller                      Nay -0-

**3. Woods at Nottingham-** Chairperson Russo states that a 90 day extension needs to be requested. Motion made by Clifford Lee seconded by Vice-Chairman Bauer to take no action at this time.  
Aye:M.Russo, J.Bauer, T. Olivieri, C.Lee, A.Miller                      Nay -0-

**4. Elkdale Development-** Spencer Andress, Project Consultant gave a presentation . Motion made by Chairperson Russo seconded by Thomas J. Olivieri to take no action at this time.  
Aye:M.Russo,J.Bauer,T.Olivieri, C.Lee, A.Miller                      Nay -0-

**5. Meadowview Estates-** Motion made by Thomas Olivieri seconded by Clifford Lee to take no action at this time.  
Aye: M.Russo,J.Bauer,T.livieri, C.Lee,A.Miller                      Nay -0-

**6. Liz Miller Farm-** Motion made by Vice-Chairman Bauer seconded by Thomas Olivieri to take no action at this time.  
Aye: M.Russo, J.Bauer, T.Olivieri, C. Lee, A.Miller                      Nay -0-

**7. Shepherd Farm-** Motion made by Vice-Chairman Bauer seconded by Alvin Miller to take no action at this time.  
Aye:M.Russo, J.Bauer, T.Olivieri, C.Lee, A.Miller                      Nay -0-

**8. Ruth Coldiron-** Motion made by Vice-Chairman Bauer seconded by Clifford Lee to take no action at this time.  
Aye:M.Russo, J.Bauer, T.Olivieri, C.Lee, A.Miller                      Nay -0-

**9. Century Oak-** Motion made by Thomas Olivieri seconded by Clifford Lee to take no action at this time.  
Aye: M.Russo,J.Bauer, T.Olivieri, C.Lee, A.Miller                      Nay -0-

**10. Hickory Hill Treatment Plant-** Chairperson Russo states that a 90 day extension needs to be requested. Motion made by Vice-Chairman Bauer seconded by Clifford Lee to take no action at this time.

Aye:M.Russo, J.Bauer, T.Olivieri, C.Lee, A.Miller                      Nay -0-

**11. Lewis Tract-** Ron Ragan spoke regarding the planning module. Chairperson Russo states that a 90 day extension needs to be requested. Motion made by Clifford Lee seconded by Vice-Chairman Bauer to take no action at this time.

Aye:M.Russo, J.Bauer, T.Olivieri, C.Lee, A.Miller                      Nay -0-

**Correspondence-**

1. Creation of Modification of an Agricultural Security Area- this is for Planning Commission information only. They take no action on this.
  - a) H.Lee & Judy .Brown, 265 Mt. Olivet Road Oxford,PA  
parcel #69-10-2 & parcel #69-10-5 acreage totals 23.8
  - b) Jonathan Z.Lapp & Elizabeth, 556 Mt. Pleasant Rod, Oxford, PA  
parcel #69-06-0222 acreage totals 90
  - c) Oxford Commons LP-Steve Wolfson,264 Greenhouse Rd. Nottingham,PA  
parcel # 69-09-49 & parcel #69-09-41 acreage totals 139.1
  
2. Lee Towner, Chairman Oxford Area Recreation Authority- requests a waiver of the Sedimentation an Erosion Control Ordinance, so that they can install two 20-25 car parking lots. Motion made by Thomas J. Olivieri seconded by Clifford Lee to request a waiver from Article 3 from the Subdivision/ Land Development Plan.  
Aye:M.Russo, J.Bauer, T.Olivieri, C.Lee, A.Miller                      Nay -0-

**Planning Commission Members-**

No Comment

**Recognition of Visitors-**

No Comment

Meeting adjourned at 8:17 P.M..

Respectfully Submitted  
*Pat Brady*  
Pat Brady, Secretary

APPROVED: 12/20/04

*Marianne Russo*  
Marianne Russo, Chairperson