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**East Nottingham Township
Planning Commission Minutes
Special Meeting
January 8, 2007**

The special meeting of the East Nottingham Township Planning Commission was held in the Township Building on January 8, 2006 at 7 pm. Those present were: Planning Commission Members, Joseph R. Bauer, Jr., Michael W. Rebert, Gene Turns, Marianne Russo, John Wallace and Planning Commission Secretary, PJ Scheese. Walt Leis & Clifford Lee were absent.

The meeting was called to order at 7:00 p.m. by Joseph R. Bauer, Jr.

The Pledge of Allegiance was led by Chairman Joe Bauer.

A motion was made by John Wallace, seconded by Marianne Russo, to approve the agenda. The motion passed.

Aye: 5 Nay: 0

There was no public comment on the agenda.

Act 537 Plan authored by the Oxford Area Sewer Authority

Joe Bauer referred to the draft review letter, written by Gerard Fernandez, of Vollmer, who was requested by the PC to review the Act 537 Plan from the OASA. He also referred to the draft response from Ed Lennex, OASA. There was some discussion about how some of Ed's comments clarified some of Vollmer's questions, and about some comments with which Ed agrees, and that appropriate changes would be made to the Plan.

Ed Lennex stated that all letters from all Municipalities in the OASA, along with all of Ed's responses to those letters, would become part of the final Act 537 Plan.

Gene Turns asked Jim Gade, of Vollmer (township engineer), if he was satisfied with the letter that Gerard Fernandez wrote. Jim said he was. Jim also said that his biggest concern was how the township's future planning could be impacted. Ed Lennex said that any Act 537 plan only looks at the next five years. He further clarified that every year the numbers are adjusted according to the historical data obtained.

There was some concern that the plan shows a much lower number of edu's that ENT would need to secure from the new system than the projected number the township had given to the OASA. Ed stated that from his experience, he did not think that all the homes ENT had projected would be built in the next five years would actually physically be built as quickly as projected by the township.

Marianne Russo asked what happens to edu's if a developer backs out of a township. Her concern was whether those edu's slotted for that development would still be reserved for that township. Ed said that it would not work that way, unless the township had already paid for those edu's. He went on to say that it works on a first come first serve basis, so those edu's would be back up for grabs to any member township in the Authority. The only way to reserve edu's is to pay for them in advance.

There was some discussion about the Authority setting up building standards for satellite sewage facilities that might be built by a developer someplace where the OASA does not cover. Ed said that the OASA is changing its regulations so that anyone who builds a satellite plant, that will need the Authority to take charge of, will have to follow certain guidelines which will limit the developers' choice of what type of plant he can build.

Joe Bauer had some questions regarding the DEP's regulation that on-lot septic systems will need to be pumped at least once every three years. Ed said that this Act 537 Plan has the wording that should be put into the township's ordinance that will address this issue.

A motion was made by Gene Turns, seconded by Mike Rebert, to pass on Vollmer's comments, as written, under the township letterhead and signed by Joe Bauer, Chairman of the Planning Commission. The motion passed.

Aye 5 Nay: 0

There were no visitors' comments

A motion was made by John Wallace, seconded by Mike Rebert, to adjourn. The motion passed.

Aye: 5 Nay: 0

The meeting adjourned at 7:40 pm.

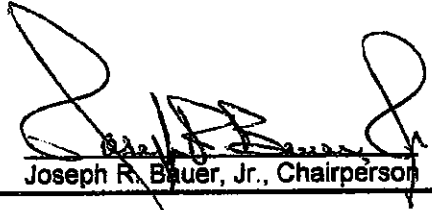
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 1/22/07



Joseph R. Bauer, Jr., Chairperson
