

**East Nottingham Township
Planning Commission Meeting Minutes
May 29, 2007**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on May 29, 2007 at 7 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Planning Commission Members, Gene Turns, Marianne Russo, John Wallace, and Planning Commission Secretary, PJ Scheese. Vice-Chairperson, Clifford Lee, and members Mike Rebert, and Walt Leis were absent.

Chairperson, Joseph R. Bauer, Jr., called the meeting to order at 7:39 p.m. The meeting started late as we were waiting for a quorum before we could start.

Chairperson, Joseph R. Bauer, Jr. led the Pledge of Allegiance.

A motion was made by Marianne Russo, seconded by Gene Turns, to postpone discussion of items 4, Shepherd DeCarlo Subdivision, and 5, Wilson King Land Development Plan, until the next meeting, as no one was present to represent either applicant. The motion carried.

Aye: 4 Nay: 0

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

Aye: 4 Nay: 0

There was no public comment on the agenda.

Minutes to Approve

April 25, 2007 – As Marianne Russo was not at the April meeting, there was not a quorum of attendees present to vote on these minutes.

Chairman Joe Bauer stated that a follow up meeting on a multi-municipality comprehensive plan is scheduled for 7pm Wednesday, June 6, 2007, at the Lower Oxford Township Building.

Subdivisions & Land Development Plans

Joe Bauer reviewed the PC meeting Protocol for Township Engineer Review Letters:

Township Engineer Review Letters

Margaret Hart Williamson Preliminary Subdivision Plan

Jim Gade reviewed his letter. The I-2 zoning district was recently changed by Ordinance 2-2007, to allow subdivisions up to five (5) lots without having a conditional use hearing.

The following waivers have been requested:

- ❖ 302.01.A – To consider this a Minor Plan.
- ❖ 402.03.A – To not require 2' intervals for lots 1B, 1E & 1F.
- ❖ 402.05.I – To not require wetland jurisdictional determination & verification.
- ❖ 403.03.C – To not require significant environmental & topographic features be shown, with respect to location of wetlands.
- ❖ 403.04. I – To not require typical street cross sections for existing streets.
- ❖ 502.11.A – To not require improvement of cartway.
- ❖ 506.01.B – To not require concrete markers be set at all corners & angle points.
- ❖ 508.03.A – To not require Storm water runoff calculations for pre and post development comparison for the 2 year and 5 year storm events.
- ❖ 516 – To not require a fence where a subdivision borders a farm.

A motion was made by Marianne Russo, seconded by John Wallace, to approve all waivers. The motion carried.

Aye: 4 Nay: 0

The applicant requested final plan approval. A motion was made by Marianne Russo, seconded by Gene Turns, to grant final approval, conditional on the Board of Supervisors approving all waivers. The motion carried.

Aye: 4 Nay: 0

Jonathon & Elizabeth Lapp Preliminary Subdivision Plan

Jim Gade reviewed his letter. The following waivers have been requested:

- ❖ 302.01.A.5 – Applicant requests that this plan be submitted as a Minor Plan.
- ❖ 502.11 – Applicant requests relief from improving cartway to existing Township standards.

There was some discussion about the cartway. The applicant assured the Planning Commission that the right-of-way would be dedicated to the Township.

A motion was made by Gene Turns, seconded by Marianne Russo, to grant waivers, 302.01.A.5 and 502.11 of the SALDO. The motion carried.

Aye: 4 Nay: 0

Laura Swiski, applicant engineer, requested a conditional final plan approval. A motion was made by John Wallace, seconded by Marianne Russo to grant final plan approval, conditional upon the Board of Supervisors approving the two waivers. The motion carried.

Aye: 4 Nay: 0

Hopewell Elementary School – Preliminary Land Development Plan

Jim Gade reviewed his letter, stating that all technical issues have been resolved. The Board of Supervisors did not approve all waivers and the applicant must now do some more work regarding sections 402.03.B, 402.03.E, and 513 of the SALDO.

There was considerable amount of discussion between the Planning Commission, Township Engineer, and the applicant about addressing the BOS issue of emergency access and egress. Several safety issues were raised by Marianne Russo and discussed. According to the plans, the new access drive around the building is 22 feet wide. The PC recommendation, led by Marianne Russo, is for "no Parking – Emergency Vehicle Access signs to be erected on the side closest to the "practice" fields. Parking could be allowed on the side of the drive closest to the building, if it is necessary. It is requested that the School draft a letter to the Oxford Borough police to request enforcement of the No Parking area.

The applicant requested conditional final approval. A motion was made by John Wallace, seconded by Marianne Russo, to grant final approval, conditional on the Board of Supervisors approving the emergency vehicle access issues and that the applicant provide additional information based on the denied waivers and approval by the Township Engineer. The Planning Commission will attach a letter explaining the emergency vehicle issue. The motion carried.

Aye: 4 Nay: 0

Joe Bauer and PJ Scheese will write the letter to the BOS.

Developers Requesting to be on Agenda

E. Mitchell Delp Minor Subdivision Plan

The applicant requested final plan approval. All issues have been resolved, including DEP approval of the Planning Module.

A motion was made by Marianne Russo, seconded by John Wallace, to approval the final plan. The motion carried.

Aye: 4 Nay: 0

Letters of Extension

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

- Elizabeth Miller – Preliminary Plan
- Hopewell Elementary School – Preliminary LDP
- Jonathan Lapp – Preliminary Plan
- Reserves of Dunlap – Preliminary Plan
- Wicklow – Preliminary Plan

- Timothy Bishop – Minor Plan
- King Tract – Minor Plan
- Will Baker – Minor Plan

to be date specific for September 15, 2007. The motion carried.

Aye: 4 Nay: 0

No Action

No action was taken on the following plans:

- Hickory Hill – Phase II – Preliminary Plan
- Jordan Manor
- Meadowview Estates
- TDT Prime Development – Preliminary Plan
- Preserve at White Oak Farm – New Preliminary Plan
- Cooper Farms – Final Plan
- Hickory Hill – Phase I – Final Plan
- Lewis Tract – Final Plan
- Elkdale Green Preliminary Plan
- Shepherd DeCarlo Preliminary Plan
- Wilson King Land Development Plan

Correspondence

- None.

PC Members

Marianne Russo said that she would like the most recent draft of the Historical Ordinance to be on the next PC agenda. PJ Scheese will send a reminder to all Planning Commission members to review it before the June 25th meeting.

Old Business

None

Recognition of Visitors

Supervisor Mike Miller raised some issues regarding statements made at the TDT Prime Development Conditional Use Hearing. He was also concerned about building too close to the riparian corridor.

A motion was made by Marianne Russo, seconded by John Wallace, to adjourn the meeting. The motion carried.

Aye: 4 Nay: 0

The meeting adjourned at 8:55 pm.

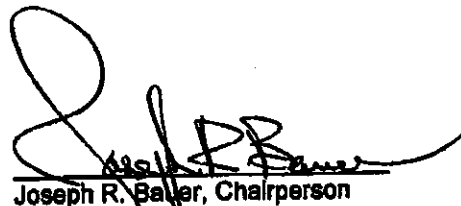
Respectfully Submitted,



PJ Scheese
Planning Commission Secretary

APPROVED:

Date 6/25/07



Joseph R. Bauer, Chairperson