

**PLANNING COMMISSION
MEETING MINUTES
October 28, 2015, 7:00 PM**

MEMBERS PRESENT:

Frank Scarpato, Vice Chairman
Rick Schroder
Charles Shock
Geoff Stroud
Aimee Bowers

OTHERS PRESENT:

Steven C. Brown, Township Manager
Dawn Maciejczyk, Administrative Assistant
5 audience members

I. CALL TO ORDER

Mr. Scarpato called the meeting to order at 7:20 p.m.

II. PUBLIC COMMENT

There was no public comment.

III. APPROVAL OF MEETING MINUTES

The meeting minutes of September 30, 2015 were reviewed.

Mr. Shock made a motion to approve the meeting minutes of September 30, 2015. Mr. Stroud seconded the motion. The motion was approved by a vote of 4-0.

IV. PLAN EXTENSIONS

1. Powers/Dutton preliminary subdivision plan- December 11, 2015 no comment.
2. Ridgewood/Needham Farms Ltd preliminary land development plan- December 31, 2015- no comment.
3. Boyle preliminary land development plan- February 2, 2016- no comment.

V. AGENDA ITEMS

1. London Grove Municipal Authority subdivision

Mr. Stroud wanted it to be known that he owns the adjoining property and wanted to see if there was any need to recuse himself. The Planning Commission as well as Ms. Crossan, Mr. Unruh and Mr. Corbett felt that he did not need to recuse himself. Mr. Ross Unruh, Esquire introduced himself, Mr. Stan Corbett, AECOM and Ms. Karen Crossan, Municipal Authority. Mr. Unruh reviewed the 220 Sullivan Road subdivision and what the intended use for the property is. He explained that the property will be subdivided into two lots. The property is in the RR District. Lot 1 is sized in order to meet the Act 319 requirement and will be sold. He noted that a variance will be needed to allow the two existing dwellings on Lot 1.

Mr. Corbett explained the waivers that need to be reviewed.

(Mr. Schroder arrived at 7:30 p.m.)

Mr. Schroder asked if there is a need for additional spray fields like the ones at Inniscrone? Mr. Corbett said that is a possible future use, however this plan does not identify any future uses. That is something that the Municipal Authority may decide to do ten years from now. Mr. Schroder indicated he would like to know the future use.

(Mr. Brown arrived at 7:45 p.m.)

After reviewing the waivers Mr. Stroud made a motion to recommend approval of waivers number one through eight as detailed in the AECOM letter, seconded by Mr. Shock and approved by a vote of 4-1. (Mr. Schroder voted nay).

Mr. Stroud made a motion to recommend approval of waiver number nine, seconded by Mr. Shock and approved by a vote of 4-1. (Mr. Schroder voted nay).

Mr. Stroud made a motion to recommend approval on the plan conditioned upon approval from the Zoning Hearing Board, seconded by Ms. Bowers and approved by a vote of 4-1. (Mr. Schroder voted nay).

2. Riparian Buffer

Ms. Ann Hutchinson, NLT reviewed the draft Ordinance for the riparian forest buffer amendment. She said most of the substance is in this draft. The Planning Commission and Ms. Hutchinson discussed the different sections of the ordinance and any changes that need to be made to it. She noted that the definition of "water body" is important as this is where buffers will be required. She will note that meeting the goals of the White Clay Creek Wild and Scenic program is a purpose of the ordinance. Ms. Hutchinson will add the 1,000 s.f./5,000 s.f. "qualifiers" to 1.C-E on p.4. A maximum width for crossings will be added to Section 3004.1.C. She will add shrub standards to Section 3005.B. Finally, in response to a question, she stated that the language in Section 3006.1 and 2 is used by other municipalities and has been approved by legal counsel used by NLT. Ms. Hutchinson will bring a draft Ordinance to the next months' meeting to hopefully gain recommended approval to bring it in front of the Board of Supervisors.

3. Lighting amendment

The Planning Commission was concerned that the proposed ordinance created an enforcement problem and was vague. Mr. Shock made a motion not to recommend the lighting amendment, seconded by Mr. Stroud and approved by a vote of 5-0

4. Deck setbacks

Mr. Brown stated that the Board of Supervisors would like to revisit required deck setbacks, due to the number of Zoning Hearing Board applications. Mr. Scarpato suggested that Mr. Brown meet with a couple of the Planning Commission members to discuss and work out a proposal to bring back in front of the Planning Commission. Mr. Shock and Mr. Scarpato volunteered to meet with Mr. Brown to draft an amendment to the Zoning Ordinance.

VI. ADJOURNMENT

The meeting adjourned at 8:46 p.m.

Respectfully submitted,

Dawn Maciejczyk,
Administrative Assistant