

**East Nottingham Township  
Planning Commission Meeting Minutes  
January 23, 2006**

**COPY**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building on January 23, 2006 at 7 pm. Those present were: Chairperson, Joseph R. Bauer, Jr., Vice-Chairperson, Clifford Lee, Planning Commission Members, Gene Turns, Walt Leis, Mike Rebert, and Planning Commission Secretary, PJ Scheese.

The meeting was called to order at 7:04 p.m. by Chairperson, Joe Bauer.

The Pledge of Allegiance was led by Chairperson, Joe Bauer.

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

Aye: 5      Nay: 0

A motion was made by Gene Turns, seconded by Cliff Lee to approve the December 19, 2005 minutes. The motion carried.

Aye: 5      Nay: 0

A motion was made by Cliff Lee, seconded by Gene Turns to approve the January 4, 2006 minutes. The motion carried.

Aye: 5      Nay: 0

**Developments**

***Township Engineer Review Letters***

**Hickory Hill Tract II – Preliminary Plans**

Jim Gade, PC engineer went over his review letter with the PC and applicant. The following issues were discussed:

- The plan uses density for townhouses. However, the footprints are not for townhouses, as there are no common walls. Dan Wright, representing Brandolini, said that the foundations or slabs do fit into the township description, as they do have connecting walls. There is no roof connection at this time; however, this can be changed. Jim Gade recommended coming up with a sketch or picture as to what they are proposing. As the plan shows now there is no common wall between the units. Walt Leis said he would like to see detail that show where the stress is being placed on each wall.
- The plan does not show parking spaces for the recreation area. Dan Wright said he will revise the plans to show what parking is planned. Gene Turns said he would like to see a color print.
- Open Space Calculations – Jim Gade would like to see some actual calculations of what is to be open space and what is allowable open space, netting out storm water management areas.
- There is some question as to how the relocation of Frog Hollow Road will impact the lots on Wilson Mill Road (applicant refers to Wilson Mill as Locust Street, as this is what is on the deed.)
- Road layout and design – Jim Gade stated that with the boulevard entrance there should still be another emergency entrance/exit, for safety purposes. The loop roads in the design do not qualify under the definition of a loop road. Dan Wright asked for some flexibility from the township regarding the definitions of cul-de-sac and loop road. Jim Gade said they could ask for a waiver but his concern is for safety and maneuverability of emergency vehicles. The fire marshal could take a look at the road configuration. Dan Wright said they ran vehicles inside the radius and that a tractor trailer can maneuver. Joe Bauer stated that the PC went through this with Reserves of Dunlap and it did not work for them.
- Storm water management – Inside the loop areas are little storm water management basins. Jim Gade asked why they have an area by roads and houses where storm water will be discharged. He believes these areas would be prone to flooding. Dan Wright stated that they are trying to allow infiltration to happen where it is happening now. Brandolini's engineer will work with Jim Gade to work this out.

- Joe Bauer referred to Jim Gade's review letter questioning the "eyebrows" in the road and what their purpose was. Dan Wright explained that they provided the necessary road frontage for some of the houses.

#### Hickory Hill Treatment Plant – Final Plans

Jim Gade, PC engineer went over his review letter with the PC and applicant. The following issues were discussed:

- The final plans submitted are different than the signed preliminary plans. Jim Gade asked the applicant why the changes were made. Sean McCauley said they wanted to provide more open space. By making the parcel for the treatment plant smaller and decreasing the size of the lagoon, they could decrease the size of the parcel. This was worked out through negotiations with the Oxford Area Sewer Authority.
- There seemed to be some ambiguity with the construction of the building and the sidewalks. Dan Wright said they are working with DEP to quantify everything. They are at the point of the process, with DEP, of submitting 60% of the drawings.

#### ***Developers Requesting to be on Agenda***

#### Clifford Lee Subdivision – Preliminary/Final Plans

Clifford Lee recused himself from this discussion. Ed Jefferis presented. All Jim Gade's comments have been addressed. He requested conditional approval. A motion was made by Walt Leis, seconded by Joe Bauer, to recommend conditional approval of the plan to the BOS. The condition being the approval of the Planning Module by DEP. The motion carried.

Aye: 4      Nay: 0

A motion was made by Joe Bauer, seconded by Mike Rebert, for PJ to sign the Planning Module. The motion carried.

Aye: 4      Nay: 0

A motion was made by Joe Bauer, seconded by Walt Leis, to send the Planning Module to the BOS for approval. The motion carried.

Aye: 4      Nay: 0

#### Cook Brothers – Preliminary Plan

Ron Ragan is the PC's engineer on this subdivision. Ed Jefferis presented for the applicant. Two main issues were discussed.

- Fencing between the subdivision and the farm adjacent to it – There was some discussion regarding the steep drop off being a natural fence between the subdivision and the farm. Walt Leis expressed concern for the farmer's liability if someone from the subdivision got hurt on his property. A motion was made by Walt Leis, seconded by Gene Turns, not to grant a waiver from SALDO 516. The motion carried.
- Road improvements for lots 2, 3, and 4. They are not part of this subdivision. They were subdivided off in the 70's. Ron asked if those lots were considered as part of this overall subdivision. Ed said no. Therefore, the interpretation by the PC is that lots 2, 3, and 4 are not part of this subdivision.

Aye: 5      Nay: 0

A motion was made by Walt Leis, seconded by Cliff Lee, to recommend preliminary plan approval to the BOS, with the condition that the fence be put on the plan. The motion carried.

Aye: 5      Nay: 0

#### Scott Moran Property - Sketch

Scott Moran presented as sketch of the property where he proposes to make a net increase in impervious surface of 610 square feet. Ron Ragan stated that according to the amended Zoning

Ordinance, a Land Development Plan is not necessary where less than 2000 square feet of property is disturbed. Therefore the Zoning Officer can issue an Erosion & Sedimentation Permit. Scott left the plans with PJ to review with Ron.

Tom Swift Property - Sketch

Jim Fritsch, of Register, presented a new sketch plan using the cluster ordinance. If they submit this as a preliminary plan, the other minor plan already on the PC schedule will be withdrawn. They were simply trying to get an idea of whether the PC had any objections to the new plan. There were no objections to the sketch and Joe Bauer recommended they proceed with the new plan.

Ruth Coldiron – Preliminary/Final Plan

This plan had been previously approved by the PC and BOS as a preliminary plan with the condition that a note be put on the plan regarding 402.04.E of the SALDO. The note is on the plan. Most of the property is in Oxford Borough, which has approved the plan. A motion was made by Cliff Lee, seconded by Walt Leis, to recommend approval of the plan to the BOS. The motion carried.

Aye: 5 Nay: 0

**Letters of Extension**

A motion was made to request letters of extension for: Hickory Hill Tract II - Preliminary  
Hickory Hill Treatment Plant – Final  
Sleiman Subdivision – Prelim/Final

by Cliff Lee, seconded by Gene Turns. Letters are to be date specific with May 11, 2006 as the specific date. The motion carried.

Aye: 5 Nay: 0

**No discussion or action taken on the following subdivisions:**

Tigue Farm / Jordan Manor – Preliminary Plan  
Liz Miller Farm – Preliminary Plan  
Elkdale Green – Preliminary Plan  
Meadowview Estates (Option 1 - Cluster) – Preliminary Plan  
Meadowview Estates (Option 2) – Preliminary Plan  
Wicklow Subdivision – Preliminary Plan  
Cooper Farm/Greenpoint Farms – Final Plan  
Hostetter Shephard – Preliminary/Final Plan  
Jean Lawrie-Parker – Preliminary/Final Plan  
Lewis Tract – Final Plan (has conditional final approval from BOS)  
Merrill Property – Driveway Change – Plan Amendment  
Tom Swift – 3 Lot Preliminary Plan  
Replogle Add-on – Preliminary/Final Plan

**Correspondence**

- a. Letter from Thom Olivieri, Supervisor regarding work priorities for the PC. He listed the Comprehensive Plan and the water ordinance. Walt Leis said that the water ordinance is done and had been given either to the Township Manager or the Solicitor. PJ was asked to locate it.
- b. Environmental Justice Chronicle
- c. Seminar pamphlets
- d. PSATS workshop on "ACRE" Walt volunteered to go to the one in Reading on March 26<sup>th</sup>. A motion was made by Joe Bauer, seconded by Mike Rebert, to recommend to the BOS that Walt Leis and PJ Scheese be sent to this seminar. The motion carried.

Aye: 4 Nay: 0 Abstention: 1 (Walt Leis)

**PC Members**

Comprehensive Plan – A copy of the plan with Winnie's comments on it was produced. Joe Bauer said he would try to retrieve his copy so other copies could be made for the PC and BOS to work with.

Noise Ordinance – PJ is to check with Winnie to see where we stand with it.

SALDO – Work on it has been postponed due to other priorities.

A motion was made by Joe Bauer, seconded by Cliff Lee, for PJ to draft a letter to the BOS requesting joint work session dates. The motion carried.

Aye: 5      Nay: 0

**Recognition of Visitors**

Nothing

A motion was made by Joe Bauer, seconded by Cliff Lee, to adjourn the meeting. The motion carried.

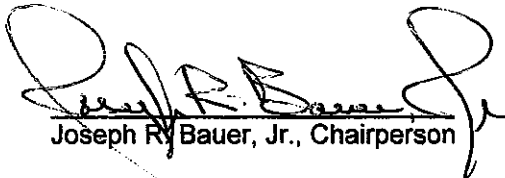
Aye: 5      Nay: 0

The meeting adjourned at 8:56pm.

Respectfully Submitted,

PJ Scheese  
Planning Commission Secretary

APPROVED:  
Date 2/27/06



Joseph R. Bauer, Jr., Chairperson