

**East Nottingham Township
Planning Commission Regular Meeting Minutes
December 17, 2018**

The regular meeting of the East Nottingham Township Planning Commission was held in the Township Building December 17, 2018 at 7 p.m. Those present were: Chairman John Wallace, Vice-Chair Janice Gavin, Members Marc Arot, Tom Faux, Joe Herlihy, Joe Bauer, Jake Yohe and Planning Commission Secretary, PJ Scheese. Township Solicitor Winifred Sebastian was also present.

The meeting was called to order at 7:00 p.m. by Chairman Wallace.

The Pledge of Allegiance was led by Vice-Chair Gavin.

A motion was made by Tom Faux, seconded by Marc Arot, to approve the agenda. The motion carried.

Aye: 7 Nay: 0 Abstain: 0

There was no public comment on the agenda.

A motion was made by Tom Faux, seconded simultaneously by Joe Herlihy and Joe Bauer, to approve the minutes of the November 19, 2018 regular meeting. The motion carried.

Aye: 7 Nay: 0 Abstain: 0

Discussion about Zoning Ordinance Changes

Ms. Sebastian reviewed:

- The added Section 503.1.B(2A) with the PC, explaining how the 40% open space requirement would be instead divided up between the new lots that would be made. PJ will put together a list of all the properties in the R-1 District that are 15 Acres or less.
- Forestry Ordinance - It was decided that this section of the zoning ordinance would remain until a stand-alone ordinance was ready for adoption.
- A preliminary draft ordinance for a food bank to be added to the C-1 zoning district. Once the final draft is finished it will be sent to the CCPC and to the ENT PC for a formal review (the January PC meeting). She asked the PC to let her know if anyone has an issue with what she has shown them, before she sends it out.

Engineer Review Letters – Giovanna Iacono – Stantec Consulting

North Creek Nurseries Land Development Plan

There were several representatives for North Creek present, including their lawyer Bruce Harold, Steve Casteroni, Tim McGinty, their engineer and landscape

architect. Mr. Harold began with a description of the business, which is the propagation of seedlings. It is a modern warehouse facility currently with approximately 80,000 SF of growing space. Their hours of operation are and will remain 7 a.m. to 3:30 p.m. There will be no more traffic than there already is. Discussion about whether the new access point off of Wedgewood Road is a “driveway” or an “access driveway” was being discussed when Solicitor Sebastian suggested the PC go into an executive session, which they did at 7:37 p.m.

The PC returned from executive session at 7:44 p.m. The access point is considered under the SALDO to be an “access driveway.” However, if waiver requests for relief from certain parts of the SALDO are submitted, the PC will consider them.

There were other issues discussed:

- Possible increase in the road right of way.
- Possible increase in screening.
- Road gutters or swales
- Size of the Freeboard
- Infiltration testing
- PJ will send the Fire Chief a copy of the plan for his review.

A motion was made by Joe Bauer, seconded by Jake Yohe, to defer the waiver request from SALDO Section 304(4) to the next PC meeting. The motion carried.

Aye: 7 Nay: 0 Abstain: 0

Letters of Extension

A motion was made by Tom Faux, seconded by Marc Arot, to request letters of extension for the following plans:

- **Century Oak Phase 3A Final Plan**
- **Herr Foods, Inc. Industrial Subdivision Plan**
- **Mark Property Management LDP**
- **Mease, Carl & Lesley Final Land Development Plan**

The motion carried.

Aye: 7 Nay: 0 Abstain: 0

New Business

The PC Christmas party will be at John and Connie Wallace’s house on Saturday, January 5, 2019 at 6:30 p.m. Everyone is to bring something.

Correspondence - NONE

Planning Commission Members – Nothing

Recognition of Visitors – Everyone had left

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A motion was made by Joe Herlihy, seconded by Tom Faux, to adjourn the meeting. The motion carried.

Aye: 7 Nay: 0 Abstain: 0

The meeting adjourned at 8:10 pm p.m.

Respectfully Submitted,

PJ Scheese

PJ Scheese
Planning Commission Secretary

APPROVED:

Date 1/28/19



John Wallace, Planning Commission Chairman
Joe Bower