

**Planning Commission Meeting  
MINUTES**

December 5, 2007

The meeting was called to order at 7:10 p.m. by Chairperson Barbara Lindtner and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Scott Douglas, Walt French, Bruce Fritchman, Pete Lamana, Barbara Lindtner and Volker Oakey.

Bob Wynn, Township Engineer; Scott MacNair, Township Solicitor; Rich Schilling, Township Manager, and Heather Radick, Recording Secretary, were also present.

**Approval of Minutes**

Pete Lamana **moved** to approve the November 7, 2007, minutes with Bobb Carson's revisions. Walt French **seconded**; the motion **passed** unanimously.

**Public Comments (Agenda Items) –None**

**Sketch Plans – None**

**Confirmed Appointments**

**Adler Land Development – Clay Avenue** – Eric Tobin presented for the applicant, Jerry Adler. Eric Tobin stated that this is the final plan. Eric Tobin referred to the November 20, 2007 Township Engineer's review letter and feels all items are will comply.

Bob Wynn stated that there are three outstanding items that need to be accomplished before the recording of the plan: the consolidation of the property, the dedication of the ultimate right of way of Clay Avenue, and the execution of agreement. Bob Wynn stated that the Township had received the final plan review from the Bucks County Planning Commission dated November 15, 2007 stating that the Township be sure that all the conditions of the preliminary plan approval are accomplished. Bob Wynn also noted he had yet not received the opinion of cost.

Pete Lamana **moved** to conditionally grant final approval based on outstanding issues to be "will complies" in the November 20, 2007 Township Engineer's review letter. Scott Douglas **seconded**; the motion **passed** unanimously.

**Joseph Minor Subdivision – Old Bethlehem Road** – Paul Hartley, Mease Engineering, presented for the applicant, Meril Joseph, who was also present. Paul Hartley referenced the November 21, 2007 Township Engineer's review letter and stated that all items are "will complies". Bobb Carson inquired about Scott Mease's November 14, 2007 letter to Tim Fulmer, Point 3B, which notes the applicant is in the process of placing most of Lot 1 in a conservation easement. Meril Joseph replied that the whole property is going into conservation, and she is going to apply to the Open Space Committee. Bobb Carson asked Meril Joseph what would happen if her property was not accepted. Meril Joseph assured the Commission she would still not subdivide. Scott MacNair suggested that Meril Joseph sign a declaration of easements, covenants, conditions and restrictions. Barbara Lindtner noted that it should be identified

that an easement is to be held, and the property is restricted from further subdivision but is not deed restricted.

Bob Wynn noted he did not receive a record of the sewage planning modules, so no formal approval could be given. Paul Hartley stated that the modules were delivered to the Township yesterday.

Barbara Lindtner raised issue with the property changing hands, and the possibility of a new owner not keeping the same commitment. Barbara Lindtner suggested tabling the easement discussion, and not making a preliminary conditional final approval until after Meril Joseph meets with Terry Clemons' office to draw up an agreement, and Bob Wynn can look at the sewage planning modules.

Scott Douglas asked about the well certification. Paul Hartley responded that Nova Consultants determination letter was given to Bob Wynn this evening. Bob Wynn stated that these items needed to be submitted to the Township Secretary during business hours. Paul Hartley agreed.

Barbara Lindtner asked about the driveway being moved. Paul Hartley replied that the driveway has been moved 80 feet to the north for the sight distance. Barbara Lindtner asked if the new driveway will be crossing any wetlands. Paul Hartley replied no. Barbara Lindtner stated the additional waivers could be taken up at the January meeting. Barbara Lindtner asked Meril Joseph about the fee in lieu of road improvements. Meril Joseph agreed to pay the required fees. No action was taken on this plan.

### **Plans to Accept for Review Only - None**

#### **New Business – None**

#### **Old Business**

**Land Group-Metzger Subdivision** - Barbara Lindtner noted that no extension has been received and the plan expires on December 31, 2007. Barbara Lindtner noted the Commission will not be meeting again until January. Barbara Lindtner **moved** that unless an extension is received before the December 11, 2007 Board of Supervisor's meeting, the plan be denied, referencing the engineering review of May 21, 2007, the engineering review of the flood plain yield plan of September 24, 2007 and the fact that the township has not received the Bucks County Planning Commission's review which is required under the Municipalities Planning Code ordinance. Scott Douglas **seconded**, the motion **passed** unanimously.

**Zoning Ordinance Amendments** – Scott MacNair briefly reviewed the latest version of the proposed zoning ordinance amendments. There was a discussion about allowing individual wells and septic systems on 3/4 lots in Section 6. Following discussion on the proposed amendment, Barbara Lindtner noted the concerns raised in Bobb Carson's memo and stated that further discussion will take place at the work session at the end of this meeting.

Barbara Lindtner moved to recommend adoption of the amended ordinance as received from Terry Clemons' office, latest draft November 12, 2007. Scott Douglas **seconded**; Bobb Carson, Bruce Fritchman, Barbara Lindtner, Pete Lamana, Scott Douglas and Volker Oakey voted **yes**; Walt French voted **no**; the motion **carried**.

### **Correspondence - None**

## Public Comments

**Karen Bedics** inquired about the Adler development on Clay Avenue. She asked how the Township will monitor water usage. Barbara Lindtner explained it is based on the number of employees.

**Chuck Halderman** inquired about a pile of what looks like millings on a property in the Township. He asked if it is allowed. It was determined that the dumping of asphalt is not an allowed accessory use.

**Hans Reimann** stated that the Open Space Committee would like to include the Planning Commission in the process of determining the criteria for ranking properties. Hans Reimann described to Barbara Lindtner how the ranking process works. Hans Reimann explained the Open Space Committee would like the Planning Commission to give their opinion on how developable a property may be. It was determined that the Planning Commission would need more specifics on the process.

## Planning Commission Comments

**Walt French** thanked Scott Douglas for all the work he has put into researching water and preserving water in the Township. He also noted the importance of water not being treated as an unlimited resource.

### Planning Commission Work Session- (moved to after the meeting)

Bob Wynn, Technical Engineer, took the technical notes regarding the Zoning Ordinance Amendments. Those notes are appended to these minutes.

## Adjournment

At 8:55 p.m., Bobb Carson **moved** that the meeting be adjourned. Scott Douglas **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather Radick  
Recording Secretary

Next meeting: Wednesday, January 2, 2008