

**Planning Commission Meeting  
MINUTES**

April 7, 2010

The meeting was called to order at 7:00 p.m. by Bruce Fritchman and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Scott Douglas, Robert Ritter, Bruce Fritchman, Pete Lamana, John Chilton and Curtis Reiss.

Bob Wynn, Township Engineer and Heather DiSario, Recording Secretary, were also present.

**Approval of Minutes**

Scott Douglas **moved** to approve the March 3, 2010 minutes as amended. John Chilton **seconded**; the motion **passed** unanimously.

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

**Sketch Plans**

**Confirmed Appointments**

- a. **Upper Bucks Agricultural Collaborative** - Paul Dietz, Urwiler & Walter, presented for the applicant. Neil Sullivan, contractor for applicant, was present. Mr. Dietz reviewed the March 15, 2010 Township Engineer's review letter.

Mr. Dietz will forward a copy of the written zoning decision when he receives it as referred to in Item 1. Item 2 regarding driveway easements is a "will comply".

Mr. Carson inquired about Item 3 regarding the request of a waiver from curbing along Main Street. There is curbing there now and it is not being proposed to be removed. It was concluded that since the curb will not be removed the waiver request is not needed.

Item 4 regarding carbonate study is a "will comply".

An application has been submitted to PennDOT regarding improvements to the existing driveway as listed in Item 5.

Item 6 regarding storm water monitoring agreement is "forthcoming".

A draft of written verification from Springtown Water Authority is in the process of being prepared as listed in Item 7.

Item 8 regarding written verification from the Bucks County Conservation District is a "will comply".

Item 9 regarding the conceptual architectural information is a "will comply".

Item 10 regarding financial agreement is a "will comply".

Item 11 referring to lighting is a "forthcoming".

Pete Lamana **moved** to grant the requested waivers in the March 15, 2010 Township Engineer's review letter: SLDO Section 403.4 as listed in Item 3A; SLDO Sections 505.16, 506.4.A, 512, 513 and 526 as listed in Item 3B; SLDO Section 506.2.A as listed in Item 3C; SLDO Section 523.3.B listed in Item 3D; Storm water Management Section 503.G as listed in Item 3E; and not to include waiver request 5 per tonight's discussion. Scott Douglas **seconded**; the motion **carried**.

Bobb Carson **moved** to grant preliminary final approval subject to compliance of the items listed in the March 15, 2010 Township Engineer's review letter. John Chilton **seconded**; the motion **carried**.

**Plans to Accept for Review Only – None**

**New Business – None**

**Old Business – Actions Regarding Pending Plans**

**Correspondence – None**

**Public Comments**

**Planning Commission Comments & Project Reports**

**Scott Douglas** noted that a public hearing on the riparian ordinance was approved at a recent Board of Supervisors meeting. Mr. Douglas suggested some members of the Commission should be present at that hearing, which is scheduled for April 27, 2010.

At 7:20 p.m., Pete Lamana **moved** that the meeting be adjourned. Bobb Carson **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather DiSario  
Recording Secretary

Next meeting: Wednesday, May 5, 2010