

**Planning Commission Meeting  
MINUTES**

August 3, 2011

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

Members present were: Bobb Carson, Robert Ritter, Bruce Fritchman, Pete Lamana, and Curtis Reiss. Bob Wynn, Township Engineer and Heather DiSario, Recording Secretary, were also present.

**Approval of Minutes**

Bobb Carson will be circulating the minutes from the prior meeting.

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

**Sketch Plans**

**Confirmed Appointments –**

a. **Sutch Minor Subdivision – Richlandtown Pike** – Jason Smeland of Lenape Valley Engineering presented for the applicant, Luanne Sutch, who was also present. The applicant is seeking conditional final approval. Mr. Smeland stated that a revision has been made to the plan. The previously proposed driveway location on the possible future lot line is very close to the septic system for the existing house. The new proposed driveway has better sight distance and lines up almost exactly with driveway across the street. Mr. Smeland noted that the improvements along Richlandtown Pike have been addressed.

The Commission requested that a note be made on the plan or in the declaration of easements, covenants and restrictions that any future subdivision of the lot that is now lot 2 would require a single access onto Richlandtown Pike or access into an internal loop road for all of the properties on Lot 2. The applicant agreed.

Mr. Smeland asked if the condo association documents could be deferred until issuance of the building permit. The Commission agreed.

Bobb Carson **moved** to grant conditional final approval with the following conditions: a note shall be put on the plan or in the declaration of easements, covenants and restrictions that any future subdivision of the proposed lots into two lots requires a single access onto Richlandtown Pike, or access an internal loop road for all of the properties on Lot 2; the condo association documents may be deferred until the time of plan recordation prior to issuance of the building permit; and the conditions listed in the June 24, 2011 Township Engineer's review letter. Bruce Fritchman **seconded**; the motion **passed** unanimously.

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

**New Business -**

**Old Business – Actions Regarding Pending Plans**

1. Review of SALDO – Review of the subdivision and land development ordinance, specifically the changes made by the Board of Supervisors. There was a lengthy discussion regarding the definition of a minor subdivision. The supervisors felt that the date March 16, 1971 goes back too far. Mr. Wynn explained that the majority of the board had expressed that if someone was trying to get around the major subdivision requirements, they would not wait 10

years between subdivisions to do it. Mr. Wynn explained that the board felt that in most cases, applicants do not plan 10 years in advance to re-subdivide a property just to get another lot.

The Commission feels that the concept of a sliding time scale instead of a set date for minor subdivisions does not allow for good planning in the future. Mr. Carson is to draft a letter to the supervisors regarding the issue. It was suggested changing the wording regarding the township's selection of a wetland consultant to "after notification to the applicant."

There was a lengthy discussion regarding planted islands in cul-de-sacs, and the requirement of two lots in "P" shaped roads. The Commission suggested adding the option of making the inside of the P loop either maintained as open space or have a minimum of 2 lots.

It was also suggested the removal of the requirement of the presence of a township official at time of a well drilling. Mr. Carson will be drafting a letter regarding to the supervisors explaining the substantive changes suggested to Items 2, 4, 7 and 9 in the July 27, 2011 Township Engineer's review letter.

Bobb Carson **moved** to request Bobb Carson draft a letter covering the topics and revisions discussed at the meeting for review by members of the Planning Commission and ultimately for the forwarding to the Board of Supervisors. Pete Lamana **seconded**; the motion **passed** unanimously.

## 2. Action required on pending Plans

a. The Land Group – action required by 8-31-11

b. Dushant Sharma – action required by 8-23-11

Bruce Fritchman **moved** to recommend denial of the Land Group application unless an extension is received by the appropriate date. Pete Lamana **seconded**; the motion **passed** unanimously.

Bruce Fritchman **moved** to recommend denial of the Dushant Sharma plan unless an extension is received by the appropriate date. Robert Ritter **seconded**; the motion **passed** unanimously.

## Correspondence – None

## Public Comments

## Planning Commission Comments & Project Reports

At 8:15 p.m., Bobb Carson **moved** that the meeting be adjourned. Pete Lamana **seconded**; the motion **passed** unanimously. The Commission held a work session for a review of proposed solar, wind turbine and noise revisions to the Zoning Ordinance.

Respectfully submitted,

Heather DiSario  
Recording Secretary

Next meeting: Wednesday, September 7, 2011