

**Planning Commission Meeting  
MINUTES**

December 2, 2009

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.

Rich Schilling, Township Manager, Robert Wynn, Township Engineer, and Heather DiSario, Recording Secretary, were also present.

**Approval of Minutes**

Scott Douglas **moved** to approve the November 4, 2009 minutes as amended. Pete Lamana **seconded**; the motion **passed** unanimously.

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

**Sketch Plans**

**Confirmed Appointments**

**Wayne & Roy Johnson LLA – Gallows Hill Road** – Paul Cooper, Land Surveyor, presented for the applicant Wayne Johnson, who was also present.

Mr. Cooper addressed the Commission about the waivers being requested in the 11/4/2009 Township Engineer's review letter. The applicant is requesting a waiver from lot configuration as listed in Item 1 to keep the transfer of acreage to a minimum.

Item 2 regarding legal descriptions is a "will comply".

The applicant is also requesting a waiver for minimum width and lot setbacks and for street improvements, curbs and sidewalks as listed in Item 3.

Item 4 is regarding setbacks is a "will comply."

The applicant is asking that concrete markers be installed rather than iron pins as listed in Section 522.3B as listed in Item 5.

Mr. Cooper agreed to send copies of the previously approved subdivision plans to the Township as referenced in Item 6.

A note will be clarified on the plan about maintaining minimum setback as referred to in Item 7.

Mr. Cooper explained that tangent offsets were used because they had been used in the previous two subdivisions as referenced in Item 7B. Mr. Wynn stated he did not have a problem with them in this case. Items 7C and 7D are "will complies".

The Commission suggested adding depth to width ratio as referred to in first waiver request. It was explained to the applicant that waivers need to be submitted in writing before action can be taken on a plan. Mr. Wynn noted that a written waiver request is a requirement of a submission. The Commission directed the applicant to submit a revised set of waivers with the plan to the Township.

**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** discussed the results of the zoning hearing board meeting regarding Kirkland Farms. There was also a discussion on the results of the zoning hearing board meeting about a proposed cell phone tower in Springtown.

**Bruce Fritchman** discussed central business district. Mr. Carson noted that it had been agreed that the Commission should not move forward on the business district until the Commission receives SALDO. It was decided that there will not be a work session this month.

**Robert Ritter** has done research on septic systems. It was decided that his findings will be discussed at the January meeting.

The proposed conservation easement for the Pawar development was discussed as a possible template for future conservation easements. The Heritage Conservancy conducted a baseline study identifying restricted areas within the conservation areas delineated on the 5 lots which the Commission has not yet seen. There was a lengthy discussion regarding the Pawar plan and, more generally, the monitoring of conserved properties. The general consensus is to have Mr. Clemons present to review the document, possibly at the next regular Commission meeting. Mr. Fritchman asked Commission members to review the document for discussion at the January meeting.

**Scott Douglas** discussed his attendance at the Lower Saucon EAC meeting regarding geothermal systems and concerns over wind and solar energy systems. Mr. Douglas suggested a wind energy system ordinance might be considered in the future.

**Adjournment**

At 8:50 p.m., Pete Lamana **moved** that the meeting be adjourned. Robert Ritter **seconded**; the motion **passed** unanimously.

Respectfully submitted,



Heather DiSario  
Recording Secretary

Next meeting: Wednesday, January 6, 2010