

**Planning Commission Meeting Minutes (Final/ Approved)**  
**October 7, 2015**

**Members present:** Scott Douglas, Bruce Fritchman, Jay Fuggiti, Karen Bedics

**Also present-** Mike Brown Manager, Bruce and Nancy McFarland, Deborah Yerger-salvage yard owner

**Call to order-** 7:07 pm

**Minutes-** June and August (work session) 2015 minutes approval-

June minutes changes: Remove ellipses at end of "New Business" last paragraph (regarding BOS recommendation for Pentz property). Spelling corrections :Audobon and Fuggiti. Bruce Fritchman made motion to approve; seconded by Jay Fuggiti  
August work session corrections: spelling of Mr. Fuggiti's name. Motion to approve by Karen; second by Bruce Fritchman.

*Future procedure for edits of PC minutes: Karen to email draft, members may edit and print out and/or make notes for edits. At next meeting notify secretary what changes should be made to minutes. **Karen will no longer be taking edits via email; all changes must be made at a public meeting.***

**No public comment (on agenda items)**

**No Sketch Plans**

**Confirmed Appointment**

Bruce and Nancy McFarland, who are buying a property on School Road, and are requesting a variance to allow keeping two miniature horse on 2.5 acre property in Resource Protected area (H-5 use). All nearby lot parcels are about 2 acres and no homes can be built closer to their lot. Number of livestock animals are limited so as not to overgraze vegetation. *Only potential concern is that structure to house horses may trigger Stormwater management, depending on its size.* McFarlands are to go to Board meeting for input.

**No Informal Reviews**

**No Old Business**

**Correspondence-** Township News Magazine

**Public Comments -** None

**Planning Commission Comments and Project Reports -** None

**Adjournment -** 7:32

**Work Session Opened-** 7:33

**Review Junkyard Ordinance# 10** Planning Commission worked using old township ordinance #10 and model ordinance from Jay Fuggiti.

## **Discussion:**

"Purpose" section is crucial to be clear, since all junkyards are non-conforming uses. Auto "graveyards" have 4 parts to process - collect, salvage, dismantle and recycle. Crushing is considered scrapping. Zoning lists 3 sections:

G1- salvage facility

G8-Recycling

G10- solid waste facility; which would include electronics (regulated by DEP)

Ordinance can confine or limit *only current junkyard* activities and yards cannot surpass current G1 uses.

Township should look at current G1 licenses and then limit.

## **Points brought up:**

Regulation of fluids extraction (i.e.- quantity, storage, receipts from disposal)

Should there be a "5 barrel" limit on storage?

Spilled fluids must be collected immediately

Batteries should be stored on concrete pad or wooden pallet.

"E" waste- stored inside

Drainage: facility to prevent accumulation of stagnant water.

Disposal of cathode ray tubes?

## **Changes in Model Ordinance Notes**

**Article I: "Purpose"** paragraphs must be succinct and specific, since all junkyards are non-conforming uses. The following changes were discussed:

In "Purpose" section

# 1- include "regulate"

#2 reword and include "worker safety" and " minimize hazards on and off site"

#3 rephrase and add "conserve land values"

#4 ok as is

#5-Take out all

## **Article 2- Definitions:**

Use Municipal Planning Code Definitions

Article#1 Junk- remove terms- rope, rags, paper, cardboard and prohibit electronics

Discussion- are junkyard/scrapyard/ salvage yard synonymous? Township must define the business activities, but call them junkyards.

Article 4- Operations- Remove landscaping requirements lines 7-12

## **Article 3- License**

1a Question- should (renewal) fees graduate and be based on size of business?

Consensus that plot plan of junk facility is necessary in event of any emergency.

#### **Article 4 Operations**

Paragraph 1 remove landscaping guidelines beginning on line 7; also add "trash and debris to end of number # 1.

Para. 3 -Hours of operation - 7 a.m. to 7 p.m.

Para. 4 - Junk piled no higher than 12 feet; when first brought to yard may be greater than 12 feet but not for more than 24 hours.

Para. 5 - Drained fluids; exception made for used oil stored for heating purposes

Para.6 - Weeds- Change to Keep mowed and comply with noxious weed provisions.

Para 10 - *Remove entire section-NO BURNING OR SMELTING*

Para 11 - Research needs to be done on storage of paper, rags, etc- needs to be refined. TBD

Para 12 - Nuisances: remove "public or private" from line 1. Add "license will not be renewed if there are outstanding unresolved violations."

Only 5 tires allowed per junk vehicle.

Remove sections 13,14,15,16- as these are addressed in our zoning ordinance.

***Meeting adjourned at 9:45 pm.***

***Motion by Scott Douglas; second by Karen Bedics***

JUNKYARD ORDINANCE DISCUSSION TO CONTINUE AT NEXT MEETING.

Respectfully submitted,  
Karen M. Bedics/ Secretary