

Planning Commission Meeting Minutes July 1, 2020 (Virtual Meeting)

Members present: Dawn Nicholson (Chairman), Karen Bedics, Bobb Carson, Brian Hague, Angela Kelly, Jay Fuggiti, Stephen Smith

Also Present: Jason Wager (Township Manager), Scott MacNair (Township Solicitor), Robert Wynn (Township Engineer), **H&K Group Representatives:** Scott Drumbore, (Manager of Engineering & Environmental Dept.) Joe LaFlamme (Legal Counsel), Val Britton (Licensed Geologist and Hydrogeologist).

Ms. Nicholson called the meeting to order at 7:02 PM. Minutes from the June 18, 2020 were reviewed and approved with the following changes: Karen asked that the total amount of acreages be added under the G-7 Quarry application review. Motion by Karen Bedics Second by Stephen Smith, vote approved unanimously.

Conditional Use G-7 Quarry Application Review: The Planning Commission continued to review the Conditional Use G-7 Quarry application with Scott Drumbore.

Continuing with the discussion the Commission started with Section 3 of the application, lighting and signage. The Commission also discussed with the applicant the proposed hours of operations and the noise level that would be conducted during that time. The proposed hours of operations would be Monday through Saturday from 6am to 10pm. And applicant also indicated they would be able to limit noise levels at the property lines utilizing buffers, berms and other operation procedures.

The Commission moved on to section 4 of the application.

Section 4 (a) addressed that the proposed use is appropriate to the area and would not disrupt or destroy the character of the stable residential neighborhoods.

The Commission tabled the discussion of Section 4(b) Traffic Impact until the next meeting.

The applicant addressed Section 4(d) which referred to water supply and sewage disposal system and how it would be managed throughout the site. Val Britton (H&K licensed Geologist) presented the ground water model portion of the application. He also explained what the impacts would be on the surrounding wells. The Mr. Drumbore also explained the process on how impacted wells would be handled. This process would include a temporary set up of well tank until a well could be deepened or relocated.

Public Comment:

The applicant addressed the following questions and comments that were submitted by Township residents:

Arianne Elinich-2755 RT 412, had questions and concerns regarding water usage, and the impacts of the wetlands. Ms. Elinich also questioned the water treatment process.

Pete Jones-1876 Salem Rd, Elisabeth Reicherter-2049 Salem Rd, Annie Plessl-1665 Rt. 309: All expressed concerns regarding the water, wetland and well impacts, as well as other disruptions to the surrounding neighborhood.

Kyle Fliszar-1602 Salem Rd.: Questioned what would the remediation process be for impacted wells, dust and air quality with in the surrounding neighborhood.

Frank Hollenbauch-600 Rocky Valley Rd: Noted that there is a wetland area that is part of the Bucks County Rail Trail that runs along the proposed Quarry.

Motion to adjourn the meeting by Ms. Bedics and Second by Mr. Hague at 9:03PM