



**PLANNING COMMISSION
MINUTES
November 15, 2016**
PLEASE TURN CELL PHONES TO VIBRATE

CALL TO ORDER

The Chairman called the meeting to order 6:30 pm. at the Delaware Township Municipal Building 116 Wilson Hill Rd. Dingmans Ferry.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: L. Glamann, R. Hough, S. Franks, Solicitor Farley and Engineer Tressler Penn DOT representatives were also present.

Absent: Dawn Bukaj sent in her resignation letter citing her conflict with her children's after school activities. The Commission was sorry to see her leave. This means the three remaining members must attend or no meeting can happen.

MINUTES

R. Hough made a motion and S. Franks second the motion to approve the October 4, 2016 minutes as presented. With no further discussion, the motion was approved unanimously.

NEW BUSINESS



Land Development

Penn DOT Representatives Attorney Kendo Gardner, Anthony Clerici – Civil Engineer, Terrence Pearsall Jr. Chief of Facilities for Penn DOT, Ken Thiel Local District Manager were in attendance to present what they are doing in their maintenance yard on Chestnut Ridge Rd., the other side of the township property. The Township Solicitor explained the violation notice that was sent out and asked how far along they are and what exactly is being done. They have partially put up a salt shed, approximately 50% complete, in their maintenance yard. It is adjacent to the existing salt shed but not attached. It has a concrete floor with concrete walls and wooden roof. They did admit they were neglect to not give notice to the township. The Township Solicitor advised Penn DOT the only information the township has on record for this property is the survey from the subdivision, before any structures of any kind.

Mr. Clerici the Civil Engineer had building plans for the Commission to look at and Solicitor Farley reminded Penn DOT that we are interested in land development and the placement of things on the lot. It was determined the lot is a 3 acres piece making it a conforming lot but no survey was presented. The survey is what is needed in light of what is required for land developments. It must show the dimensions and setbacks along with signature blocks for the Planning Commission and Board of Supervisors, this is so it can be recorded at the end of the modified land development. It was also noted that any township engineering fees are to be paid by the applicant, Penn DOT understood, as reported by their attorney, several townships do it that way.

The Township Solicitor noted that the fee paid for the Zoning Hearing to appeal the Zoning Officer's decision would now be applied to the Land Development fee. The Secretary got an



application and fee schedule to give to the Attorney. *R. Hough made a motion and S. Franks second the motion to recommend approval to modified the land development for Penn DOT and recommend approval of the modifications: 1) the site plan with the dimensions of the lot; 2) the setbacks be shown and; 3) signature blocks for both the Planning Commission and the Board of Supervisors be included on the plan; 4) as well as any requirements Township Engineer Tressler sees a need for. The Commission also recommends there be no further enforcement action be taken and the fee sent in for the challenge of the Zoning Officer's decision be reapplied to the land development fee for the Commission.* With no further discussion, the motion was approved unanimously.

Lot Improvement

R. Hough made a motion and S. Franks second the motion to recommend approval of the Bennett lot improvement in Marcel Lake Estates 3-303-24A. The Commission reviewed the new updated plans and updated deed and found all in order noting that Mr. Bennett chose to use the new survey rather than the Addio survey from 2006. The new survey shows the shed that had been in question being moved. With no further discussion, the motion was approved unanimously.

Ordinances

107 – SALDO updates – go over 107.8 & 9 lot improvement & compare with lot improvement checklist & Secretary's list
SALDO discussions were tabled due to the hour. Noting Penn DOT took longer than expected.



ADJOURN

R. Hough made a motion and S. Franks second the motion to adjourn at 7:56 pm. With no further discussion, the motion was approved unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary