



**PLANNING COMMISSION  
MINUTES  
DECEMBER 5, 2017**  
*PLEASE TURN CELL PHONES TO VIBRATE*

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

*Present:* R. Hough, L. Glamann, S. Franks, M. Nemeth, R. Eldred, L.A. Hines

*Absent:* B. Errico

The Chairman announced that Bill Errico and Ron Hough's terms are up. R. Hough said he would like to stay on the Commission. The Secretary reported that B. Errico notified Administrator Predmore he would be interested in a 4 year term. L.A. Hines made a motion to recommend R. Hough and B. Errico be reappointed to the Commission for an additional 4 year term.

**MINUTES**

M. Nemeth made a motion to approve the November 21, 2017 minutes as presented. R. Eldred second the motion. With no further discussion the motion was carried as R. Hough abstained. He was not at that meeting.

**NEW BUSINESS**

none

**OLD BUSINESS**



## **LOT IMPROVEMENT**

1. The Planning Commission reviewed the metes and bounds of the property to verify the change in the radios was made. R. Hough made a motion to recommend approval of the Skorostensky lot improvement in Birchwood Lakes 2-1-63A. M. Nemeth second the motion. With no further discussion the motion was approved unanimously.

## **ORDINANCES**

1. Medical Marijuana - The Solicitors proposed ordinance - R. Hough made a motion to recommend approval of the Medical Marijuana Ordinance with the changes suggested. R. Eldred second the motion. Upon further discussion of the proposed ordinance R. Hough and R. Eldred rescinded their motion in favor of adding it to the Zoning Ordinance rather than a standalone ordinance incorporated into Zoning. The Commission went on to decide it should be listed under Specific Stands for Conditional Use UU. The Solicitor will work on changing it to be incorporated in the zoning.
2. Solicitor's proposal amendment allowing for 1 shed per commercial property. The Planning Commission reviewed it and had discussion on it as R. Hough wasn't at the last meeting and needed to be brought up to date. The Solicitor and Commission discussed the amendment needing to be done as two amendments; 1) as definition for commercial accessory structure; 2) under zone - commercial accessory use permitted. R. Hough made a motion to recommend the definition change to **Accessory Structure** Definition - A structure detached from a principal building that is located on the same lot and is of a nature customarily incidental and subordinate to the principal permitted building or use on that lot and shall include but not be limited to a shed which is a structure not used for the storage, parking, repair or maintenance of a motor vehicle, that is not more than one story high and whose area is not more than two hundred (200) square feet. A shed shall not be permitted in any set back except the rear set back. M. Nemeth second the motion. With no further discussion the motion was approved unanimously. R. Hough made a motion to recommend the **designation for the Commercial Accessory Use shed** of Each commercial property may only have one (1) non-permanent



accessory structure of two hundred (200) square feet or less. M. Nemeth second the motion. With no further discussion the motion was approved unanimously.

3. 107 – SALDO updates – The Solicitor presented an additional amendment to be added to the others when we get the changes the Engineer will bring back to the Commission.

107.7. A.2.d.3 - Developer's Agreement

***All major subdivisions and land developments may be subject to the requirement that the developer enter into an Agreement with the Township prior to final approval. Said Agreement shall guarantee the installation and performance of all improvements made in the development. The Agreement shall be drafted by the Township Solicitor and be acceptable to both the Solicitor and the Developer.***

4. Uses not provided for – for review as not recommended yet TABLED
  - a. Definition that had no designated zone – for review what was decided as ordinance amendment
  - b. When doing the designated zone Planning determined some to have specific standards such as 5 acres - where to put the 5 acre requirement? Is this standard all we're putting as specific standard?

## **ADJOURN**

R. Hough made a motion to adjourn at 7:15 pm. M. Nemeth second the motion. With no further discussion the motion was approved unanimously.

Respectfully submitted,

*Sharon Franks*

Sharon Franks, Planning Secretary