



**PLANNING COMMISSION
MINUTES
JULY 18, 2017**
PLEASE TURN CELL PHONES TO VIBRATE

CALL TO ORDER

The Vice 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: R. Hough, B. Errico, R. Eldred, L.A. Hines, S. Franks, Solicitor Farley, and Engineer Tresslar.

Absent: L. Glamann and T. Ryan.

MINUTES

R. Eldred made a motion to approve the June 20, 2017 minutes as presented. LA Hines second the motion. With no further discussion, the motion was approved unanimously.

OLD BUSINESS

LOT IMPROVEMENT

1. R. Eldred made a motion to recommend approval of the Keeslar lot improvement in Birchwood Lakes 14-102-7B, as the signature block was corrected. L.A. Hines second the motion. With no further discussion, the motion was approved unanimously.
2. R. Eldred made a motion to recommend approval of the Tracy lot improvement in Pocono Mountain Lake Forrest 1-120A as the legal description was added to the new deed. B. Errico second the motion. With no further discussion, the motion was approved unanimously.



NEW BUSINESS

LAND DEVELOPMENT/ CONDITIONAL USE

1. Birchwood Lakes Community is doing a new maintenance buildings/ facility on Tamarack Rd. & Evergreen. Their Engineer, Kevin of Cornerstone Consulting, did a presentation of the project. He gave the Commission an overview of the property layout of buildings and facilities. Showed the Commission some pictures of a building they will be choosing from and also of the material storage facility proposed for the salt storage with a concrete floor holding the block side structure set into grade, proposed for 60x45 with a marine grade canvas. There will be a fuel station with 250 gallons concrete diesel and gas tanks with a skid underneath to hold fuel should there be a spill of any kind. There was a discussion regarding the rain garden for the catch basin. The type of plants and depth and weather for an absorption of the storm water or retention of the storm water.

Carie, Birchwood's Property Manager, stated some of the project will be done installed in phases.

The Secretary reported that the waiver for the time limit was received; the sewage permit was issued and received; the zoning fee was paid for as well.

Jon Tresslar, the Township Engineer, reported he didn't get the plans until Friday and it was too late to do a throw job of a review. He will have it ready next week and send a copy to Cornerstone.

Ordinances

1. 107 – SALDO updates – review the 107 updates - 1st 20 pages
The Planning Commission felt it better to table until L. Glamann was able to be at the meeting as he usually has a lot of input.



ADJOURN

R. Eldred made a motion to adjourn at 7:35 pm. B. Errico second the motion. With no further discussion, the motion was approved unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary