



**PLANNING COMMISSION
MINUTES
AUGUST 1, 2017**
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: R. Hough, L. Glamann, B. Errico, R. Eldred, L.A. Hines, S. Franks and Solicitor Farley

Absent: T. Ryan

MINUTES

R. Hough made a motion to approve the July 18, 2017 minutes as presented. B. Errico second the motion. L. Glamann abstained as he was not at that meeting. Motion carried.

OLD BUSINESS

LAND DEVELOPMENT/ CONDITIONAL USE

1. Birchwood Lakes Community maintenance buildings were briefly reviewed. The township engineer's review letter only had a few remaining items to be addressed. The Secretary reiterated the waiver of time was signed; the sewage and well permits were issued. The Secretary will email the sewage & well permits to the township engineer so he knows it has been done. In reviewing the plan the



Chairman noted that on the plan it doesn't say the acreage only the square footage of the lot. He would like to see the acreage as well.

NEW BUSINESS

LOT IMPROVEMENT

R. Hough made a motion to recommend approval of the Ancona lot improvement in Pocono Mountain Lake Forest 1-101A. R. Eldred second the motion. With no further discussion the motion was approved unanimously.

Ordinances

1. 107 – SALDO updates – review the 107 updates - 1st 20 pages
The Planning Commission reviewed the ordinance updates for accuracy. There was discussion on page 5 the Land Development Escrow. It was noted that that escrow was for the construction of the land development. This is a separate escrow fee just for the engineer's inspections. On page 7 #16 after Ordinance 102 was added Floodplain so it is none what the ordinance is for. On page 9 starts the lot improvement requirements. This is where we add the lot improvement checklist to that section of the ordinance. The thought was that a surveyor only has to look in one place to find all the requirements for the map it would be more clear as to what we want. 107.6.D.2.b delete the word residential; under d. change roads to right of way; e. delete the entire section in red (it was repetitive); g. " should be around recommended by and approved by, a picture is to be added showing the signature block; i. Seal or stamp must be clear and raised; 3 that part of the amendment "as well as point of beginning to match deed to map" should be deleted; change the metes and bounds shall be shown/ stated in one direction *from point of beginning to closure*; page 11 E. delete "The cost of such initial review shall be borne by the Township."; delete the new "and or Commission".
2. Discussion on Kennels, Animal husbandry, animal shelter, dog grooming, boarding and breeding and training – the office has had several complaints regarding neighbors with a number of animals we have definitions such as kennel but no specifics regarding it same as



animal shelter/ husbandry, farm and livestock. The Solicitor asked if this is something the Supervisors want us to work on? It was suggested to look at other township's for those items and see how they handled it. Some of it might be handled by the state in their dog laws.

ADJOURN

R. Hough made a motion to adjourn at 7:56 pm. B. Errico second the motion. With no further discussion, the motion passed unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary