



**PLANNING COMMISSION
MINUTES
MAY 22, 2018**
PLEASE TURN CELL PHONES TO VIBRATE

CALL TO ORDER

The Chairman called the meeting to order at 6:40 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, LA Hines, S. Franks, Solicitor Farley, Engineer Tresslar

ABSENT: L. Glamann, J. Opitz

MINUTES

R. Eldred made a motion to approve the May 1, 2018 minutes as presented. L. A. Hines second the motion. With no further discussion the motion was approved as presented.

NEW BUSINESS

No new business

OLD BUSINESS

LOT IMPROVEMENTS

1) L. A. Hines made a motion to recommend approval of the DiPillo lot improvement in Wild Acres 1-102-6A. After the Solicitor reviewed the new deed for format, B. Errico second the motion. With no further discussion the motion was approved unanimously.



ORDINANCES

1. 107 - SALDO updates - Engineer's updates -

Engineer Jon Tresslar went over his suggested updates to ordinance 107. Some of the updates were technical and needed clarification others were just rearranging some of the requirements. It was pointed out that the Commission should make a decision on the *time limit of a preliminary plan and a final plan*. The standard is 30 months but we could make it longer such as 60 months. The Commission went with the **60 months**. The next question was the contour intervals and how far apart they should be. He suggested the 2' but they could be even smaller as 1'. It was noted that whatever the interval it doesn't cost as much these days as it had in the past as it is all on the internet now. The Commission decided that for the *large lot subdivision the interval should be 2' but for the 2 acre subdivisions it should be 1' intervals*. The next question came up as to the surveyor's seal; a stamp or a raised seal. It was determined that PA requires a raised seal and the *Commission followed suit a raised seal is required on plans here*. The Solicitor wanted the ordinance to be very clear as what we are changing. He suggested that the ordinance have the to and froms as we have done with past amendments. It was determined that since the Engineer's Office had the ordinance and its updates that they do the ordinance amendment with the to's and from's.

2. Relook at Wireless Communication - There was discussion on what the Supervisors are concerned about. One of the Supervisors attended a seminar on Wireless Communication and Distributed Antenna Systems. Their concern is the antennas along the road side and if not addressed in our ordinance before PA passes the ACT we are stuck with what they require and can't have comments or regulations ourselves. Jon Tresslar, our engineer, had not received his copy in time for comments tonight. It was explained to him that we have regulations for Towers but Antennas



especially Distributed Antenna Systems and moveable ones are not addressed. We would like his help with this.

3. **Medical Marijuana** - The Solicitor pointed out he was fine with the amendment setup for the definitions and the zones where it was allowed. The specific standards however are not correct. Corrections should be made according to the Solicitor's letter of May 11, 2018.
4. **TABLED** - Uses not provided for - for review as not recommended yet
 - 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

L.A. Hines made a motion to adjourn at 7:55 pm. R. Eldred second the motion. With all in favor the motion was approved unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary