



**PLANNING COMMISSION
MINUTES
NOVEMBER 20, 2018**
PLEASE TURN CELL PHONES TO VIBRATE

CALL TO ORDER

The Chairman called the meeting to order 6:32 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, J. Opitz, S. Franks, E. Forrest, LA Hines and Solicitor Farley and Township Engineer Tresslar.

MINUTES

J. Opitz made a motion to approve the October 16, 2018 minutes as presented. B. Errico second the motion. With no further discussion the motion was approved with R. Eldred and E. Forrest abstaining as they were not at that meeting.

NEW BUSINESS

LOT IMPROVEMENT

1. R. Eldred made a motion to approve the Atkinson lot improvement in Birchwood Lakes 4-24-4A. The motion was second by LA. Hines. With no further discussion the motion was approved unanimously.
2. B. Errico made a motion to approve the Goldzberg & Belyayeva lot improvement in Wild Acres 12-1204-15A. E. Forrest second



the motion. With no further discussion the motion was approved unanimously.

OLD BUSINESS

1. J. Hudak, Engineer for the Delaware Plaza's land development project made presentation to the Planning Commission as most of the Commission were not at the original land development proposal. Mr. Hudak described the project and introduced us to Jack O'Hare the attorney for Weiss Grocery Stores. Attorney O'Hare assured the Commission that their projection is to start construction for the grocery store in March. *The three out buildings have not committed yet as the anchor store is not constructed.* Mr. Hudak explained that the gas pumps for the Weiss Store will be the Weiss Store's obligation to obtain not the Developer's obligation as it is not the intent to have the pumps hold up any approval for the rest of the project in case they are not able to get the permits for the pumps for some reason. It was explained that there will be a turning lane with a traffic light at the entrance near Pizzon. A traffic light is proposed by PENN DOT approximately 3 miles up RT 739 at the intersection of Log Tavern Rd. There is also changes proposed at the intersection of Doolan and RT 739 & Water Forest entrance on RT 739. They will have a turning lane added.

The Fire Department was present, Shawn Hughs and Mike Moffa, new officers for the Department. They presented some concern they have for the project. A list of their concerns was presented to the Commission and a copy given to Weiss Markets Attorney, Mr. O'Hare. Solicitor Farley pointed out that this list needed to be presented 3 years ago when we were looking for Preliminary Approvals. At this point the township is not going to hold up the project for the Fire Dept. Changes. Mr. Hughs apologized for the delay and did not expect the changes to hold up any approvals but would like Weiss to consider some of the changes. There are some connections that need to change size to be compatible to the Fire Dept. equipment. There is need for some lighting in the rear of the Grocery Store in case a dumpster fire happens. The Commission Chairman pointed out that there was lightening



proposed and the residents living behind the store did not want the lighting as it would shine in their houses at night. Attorney O'Hare stated he would take a copy of the list back to his people and during the construction if they can make any of the changes they will. When Chief Hughs was asked by the Commission which items on the list were priorities? Chief Hughs said he could not make that call since it would depend on the fire and what was burning; and where the fire was; on the roof or the rear of the building, inside or outside of the building; in the dumpster.

Solicitor Farley directed the Commission to make conditional approval to the Delaware Plaza Land Development project. *J. Opitz made a motion to send the Delaware Plaza Land Development plan up to the Board of Supervisors with the following conditions; 1) the performance bond shall be in an amount accepted by the Engineer; 2) The Development Agreement will be executed by the Developer and acceptable to the Township Solicitor; 3) the Certificate of Occupancy may be obtained without the gas pump approval, but a CO shall not be granted for the gas pumps until the State Permit is provided. (the pumps will be gotten later) 4) a Fire Plan must be provided for the gas pumps before Certificate of Occupancy approval is granted for the pumps; 5) the Foundation locations for the three (3) outbuildings will only be required when an actual building is to be erected on said location. Only then will approval be entered by the Township for any one of those three (3) outbuildings; 6) The Developer shall try to accommodate the Fire Department's concerns which were raised at the Planning Commission meeting; 7) building elevations and layouts must be given to the township at time of construction. E. Forrest second the motion. With no further discussion the motion was approved unanimously.*

ORDINANCES

1. Comprehensive Plan - was tabled due to the amount of other reviews on the agenda.

The Chairman asked if anyone wanted to be a member of the **Solid Waste Committee**. The County is asking for a member from each Township to work on this. The Supervisors have asked for a Commission member to participate. Elizabeth Forrest volunteered for



the position after the question was asked how many times the group would be meeting and found it was once a month.

ADJOURN

E. Forrest made a motion to adjourn at 7:59 pm. J. Opitz second the motion. With no further discussion the motion passed unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary