



**PLANNING COMMISSION
MINUTES
FEBRUARY 6, 2018**
PLEASE TURN CELL PHONES TO VIBRATE

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: M. Nemeth, R. Hough, L. Glamann, S. Franks, L.A. Hines, Solicitor Farley. W. Errico arrived at 6:45, and Engineer Tresslar arrived 7:15 p.m.

Absent: R. Eldred

Temporary Chairman L. Glamann asked to close the regular meeting to open the Organizational Meeting at 6:35. R. Hough made the motion to close the regular meeting at 6:35 and open the Organizational meeting. M. Nemeth second the motion. Motion passed unanimously.

**ORGANIZATIONAL MEETING
ELECTION OF OFFICERS**

1. **Chairman position** R. Hough nominated L. Glamann as Chairman. LA Hines second the nomination. L. Glamann gave notice he would be leaving just before his term was up, which is 2019. With no further discussion the nomination was accepted unanimously.



2. **Vice Chairman Position** L. Glamann nominated R. Hough as Vice Chairman. LA Hines second the nomination. With no further discussion the nomination was accepted unanimously.
3. **Secretary Position** R. Hough nominated S. Franks as Secretary. M. Nemeth second the nomination. With no further discussion the nomination was accepted unanimously.

SET TIME AND DAY OF MEETING – R. Hough made a motion to keep the time and day the same as last year. 1st and 3rd Tuesdays at 6:30pm. with the second and 4th Tuesdays if needed. L. Glamann second the motion. With no further discussion the motion was approved unanimously.

REGULAR MEETING

R. Hough made a motion to close the organizational meeting and open the regular meeting. M. Nemeth second the motion. With no further discussion the motion was approved unanimously.

MINUTES

R. Hough made a motion to approve the December 5, 2017 minutes with the correction of; under Ordinances number 2, 5th line down, accessory is misspelled. M. Nemeth second the motion with that correction. With no further discussion the motion was approved unanimously.

NEW BUSINESS **INFORMAL**



1. Attorney Jacobs was present representing Jeff Opitz who is looking to convert the Almquist building, 523 Silver Lake Rd., to a warehouse. Presently it had been used for automotive repair/restoration that had never taken off. Mr. Opitz business is CERA Material distributor, sales and distribution. They are currently operating in Port Jervis with their lease option coming up. They project ½ a dozen tractor trailers per month in import & resale after repackaging. Their hours are 9-5 with 4 employees. This is a graphite insulation having no hazmat material nor toxic material involved in the processing. They are just backing down large packages into smaller ones that can be sold and distributed elsewhere. They are ceramic filters. They never touch the product. There will be some office space necessary but no public access only 4 employees. Currently there are 3 structures on the property; one is a house and the tenant is looking to stay as their renter. Attorney Jacobs has reviewed the ordinance and finds what they are looking to do falls under warehouse which is a conditional use in a commercial zone, which this is. If the Commission finds nothing else they will make application as soon as possible. Since this is a commercial property with an existing structure and nothing is projected to be changed to the outside of the structure nor the lot the Planning Commission just see it as a regular conditional use not needing any exceptional conditions.

LOT IMPROVEMENT

- 1) R. Hough made a motion to recommend approval of the Rusby lot improvement in Marcel Lake Estates 3-303-20A.



M. Nemeth second the motion. With no further discussion the motion was approved unanimously.

2) R. Hough made a motion to recommend approval of the Kornitzer lot improvement in Birchwood Lakes 14-101-18A. B. Errico second the motion. With no further discussion the motion was approved unanimously.

3) R. Hough made a motion to recommend approval of the Kwong lot improvement in Birchwood Lakes 12-91-1AR. L.A Hines second the motion. With no further discussion the motion was approved unanimously.

4) R. Hough made a motion to recommend approval of the Del Freo lot improvement in Wild Acres 14-1408-2A pending the legend be changed for the reserved area, as it is the same as the lot line to be eliminated, and a memo be sent to the Zoning Officer advising him of the accessory structures over the property line. If this is done the Planning Commission will sign the new maps to have at the Supervisors meeting next Wednesday. L.A. Hines second the motion. With no further discussion the motion was approved unanimously.

5) M. Nemeth made a motion to send an incomplete letter to Bauccio & Wednin regarding their lot improvement in Pocono Mt. Lake Forest 5-532A citing the following: 1) the approval lock Supervisors as recommended for approval and it should be just approved by; 2) note 6 the lot number to be corrected to 532A. R. Hough second the



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

OLD BUSINESS

ORDINANCES

1. **KENNEL AMENDMENT** never sent to Supervisors since it needed some changes. Changes are done and need to be verified this is what the Commission agreed would be the amendment. The Solicitor verified the verbiage was present “and the dogs are not all licensed in the property owners name.” R. Hough made a motion to recommend approval of the Kennel Amendment to 110 Zoning and to 901 the Definitions dictionary adding Boarding Kennel and adding to the definition of Kennel. B. Errico second the motion. With no further discussion the motion was approved unanimously.
2. 107 – SALDO updates – **Engineer’s updates** – Engineer Tresslar asked if the Commission had the color copy they did because it shows most clearly what is being changed. The Chairman suggested the SALDO amendment be tabled to the first meeting in March and the Secretary get the Commission color copies for that meeting. All were in favor of that especially in light of the hour.

ADJOURN

R. Hough made a motion to adjourn at 8:24 pm. M. Nemeth second the motion. With no further discussion the motion was passed unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks, Planning Secretary