



**PLANNING COMMISSION
MINUTES
APRIL 17, 2018**
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: L. Glamann, R. Hough, LA. Hines, R. Eldred, S. Franks, W. Errico, Solicitor Farley and Engineer Tresslar.

MINUTES

R. Hough made a motion to approve the April 3, 2018 minutes as presented. R. Eldred second the motion. With no further discussion the motion was approved unanimously.

NEW BUSINESS

LOT IMPROVEMENTS

- 1) R. Hough made a motion to recommend approval of the Walsh lot improvement in Wild Acres 8-806-4A. R. Eldred second the motion. There was discussion on the driveway being over 2 other lots owned by Wild Acres Community Association. The surveyor, Christopher Rinaldi, was present and pointed out the statement of claim attached to the deed giving the Walsh's right to use this driveway over the Wild Acres lots. L. A. Hines made a motion to



send a memo to the Zoning Officer regarding the driveways being over someone else's lots. R. Hough second the motion. With no other discussion the motion for the memo was approved unanimously. With no further discussion the motion for the lot improvement was approved unanimously.

- 2) R. Hough made a motion to recommend approval of the Masterelli lot improvement in the Connor's subdivision on Milford Rd. R. Eldred second the motion. There was discussion as to the lots not having an original number to begin with. It was explained the age of the original subdivision and numbering them was not a requirement. With no further discussion the motion was approved unanimously.

CONDITIONAL USE

- 1) Cera Materials - There was discussion on the Township Engineer's letter and if the application is going to change the use from Warehouse to Light Industrial due to the paving requirements pointed out by Engineer Tresslar. The Engineer noted to the Commission these are things he sees reviewing the plans and the ordinance. The Commission ultimately makes the decision as what is required by the ordinance and if something is preexisting or not. There was a discussion on the lighting and if the lighting is to be considered the security lighting also. It is both types of lighting. A lengthy discussion ensued on the paving and could it be considered a repair to the existing paving that is there. The Commission felt it could be a repair to the existing paving. There was discussion on the truck turn into the loading dock and the size. It was noted that Jagger's paving next door also uses that area to cross into their lot as their lot has a strange configuration. The application is trying to track down an HOP permit from Penn DOT. It was explained that due to the age of the building perhaps one was not required back then and hasn't been an issue since. The applicant said he would apply for the HOP if none could be found. Would not already having an HOP hold up the approval. The Planning Commission said it could be a condition upon receiving the final or Certificate of



Occupancy. The Commission was told the hours of operation are to be dusk to dawn. The Township Engineer inquired if there would be any hazardous material in the building. The applicant informed the Commission there was no hazardous material but would reserve the right to have wood as a material as they might want it to burn as a heat source in the future. As a matter of fact their product replaces many asbestos items. Their engineer said he would send the updates electronically to Jon Tresslar, the township engineer in time for his review for next meeting. The Solicitor pointed out that the Commission may be able to recommend the project to the Supervisors at that point. The Supervisors can then schedule the public hearing. At that point the HOP permit will need to be issued.

The Chairman let the Township Engineer go home as the Commission would not be getting to the SALDO Ordinance at this meeting.

OLD BUSINESS

LOT IMPROVEMENTS

- 1) R. Hough made a motion to send an incomplete letter to the DiPillos regarding the deed for their lot improvement in Wild Acres 1-102-6A not being in the right format per Solicitor Farley. LA Hines second the motion noting there would not be a third review fee charged. With no further discussion the motion was approved unanimously.

- 2) R. Hough made a motion to recommend approval of the Bauccio/ Wedin lot improvement in Pocono Mountain Lake Forrest -532A. L.A. Hines second the motion. With no further discussion the motion was approved unanimously.

ORDINANCES



ANY WORK ON THE ORDINANCES WAS TABLED DUE TO THE HOUR. The Chairman suggested that the Commission meet one more Tuesday meeting a month because we are falling behind in the Ordinance Amendments.

There was discussion on Blue Ridge Tree Service cutting trees on his property and where or not they were storm damage trees. The discussion went on that he was to come in as a land development for anything he want to do beyond the office that is there. The Chairman will come to the office and fill out a service request for the Zoning Officer to go and take a look at the property.

ADJOURN

R. Hough made a motion to adjourn at 8:35 pm. R. Eldred second the motion. With no further discussion the motion was approved unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary