



**PLANNING COMMISSION
MINUTES
MAY 1, 2018**
PLEASE TURN CELL PHONES TO VIBRATE

CALL TO ORDER

The Vice 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, LA Hines, R. Eldred, S. Franks and Solicitor Farley,
Engineer Tessler

Absent: W. Errico, L. Glamann

MINUTES

L. A. Hines made a motion to approve the April 17, 2018 minutes with the correction on page 3 changing the lighting on the building hours are dusk to dawn not hours of operation; add the hours of operation as dusk to dawn. R. Eldred second the motion with the addition of the hours of operation and making the lighting hours dusk to dawn. With no further discussion the motion was approved unanimously.

OLD BUSINESS

CONDITIONAL USE

- 1) Cera Materials - There was a concern on how the second lot was labeled "Parcel 1 and Parcel 2. When it has been subdivided it becomes a lot number not a parcel number. **The labeling of the lots**



needs to be changed. There was concern with setbacks for the commercial buildings being a separate lot. A Commission member asked why this was pointed out at the last meeting. The Township Engineer stated that we did not have a copy of the deed at the last meeting. It was in the deed that it came to be a separate lot. It was noted that now the commercial building did not make the setbacks. The applicant's engineer noted that this has been this way since the early 80's or late 70's, at least since it was Black Bear Lumber. A Commission member stated it then needs a **certificate of non-conformance**. The Certificate doesn't cost anything but will need a copy of the survey along with the existing deed and a letter of intent. There is a deeded easement on Jagger's property giving the right of use for the driveway. **An easement for right of use should be added to the lot with the commercial buildings for future sale of the property with the house. The Conditional Use is based on lot 2 with the commercial buildings.** LA Hines made a motion to recommend conditional approval of the Conditional Use for Cera Materials "lot 2" 523 Silver Lake Rd with the following conditions of 1) a Penn DOT Highway Occupancy Permit; 2) minor portions of the Boucher & James May 1 letter such as the a) renaming of the parcels to lots; b) the references to the commercial use lot only; c) a deeded reference for the Jagger property on lot 2; d) mets and bounds should reference the commercial lot only. R. Eldred second the motion. With no further discussion the motion was approved unanimously.

LOT IMPROVEMENTS

R. Eldred made a motion to send an incomplete letter to Mr. DiPillo regarding his lot improvement in Wild Acres 1-102-6A citing his deed still needs to be corrected. L.A.Hines second the motion and added a sample deed should be included. With no further discussion the motion was approved unanimously.

ORDINANCES



Ordinance work is tabled until Chairman can be present:

1. 107 - SALDO updates - review the 107 - 107.8-107.9 - received Engineer's updates - verify it includes our lot improvement updates - tabled to the March 6, 2018 meeting.
2. Relook at Wireless Communication - **Distributed Antenna Systems** along road side if not addressed in ordinance before PA passes it we are stuck with what they say and can't have comments ourselves
3. Medical Marijuana - The Solicitors proposed ordinance - the Commission to go over at a meeting.
4. 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

R. Eldred made a motion to adjourn at 7:23 pm. L.A. Hines second the motion. With no further discussion the motion was approved unanimously.

Respectfully submitted;

Sharon Franks

Sharon Franks
Planning Secretary