



**PLANNING COMMISSION
MINUTES
SEPTEMBER 18, 2018**
PLEASE TURN CELL PHONES TO VIBRATE

CALL TO ORDER

The Chairman called the meeting to order 6:31 pm. at the Delaware Township Municipal Building on Wilson Hill Rd. Dingmans Ferry.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: R. Hough, B. Errico, R. Eldred, L.A. Hines, J. Opitz, S. Franks and Solicitor Farley.

The question was brought up again that the Commission needs a Vice Chairman. We did discuss it at the last meeting but didn't elect anyone. L.A. Hines nominated B. Errico for Vice Chairman. There was discussion as he had concerns that he is not always able to make the meetings due to his work and commute time. It was explained that he would only be needed in that position if Ron couldn't make the meeting. He accepted the nomination. L.A. Hines made a motion to elect B. Errico as Vice Chairman. R. Eldred second the motion. With no further discussion the motion was passed unanimously.

MINUTES

J. Opitz made a motion to approve the September 4, 2018 minutes as presented. L.A. Hines questioned the number of meetings per month. She thought we said that we would have one meeting per month while it was slow and we didn't have any lot improvements or large projects coming in. R. Eldred agreed but the rest of the Commission was of the opinion we were



leaving the meetings at two per month. We would use them for the Comprehensive Plan if nothing else was on the agenda. B. Errico second the motion to approve the minutes as presented. With no further discussion the motion was passed unanimously.

ORDINANCES

1. Wireless Communication - look at the sample the Solicitor sent us
There was discussion on not having enough time to review it as it came so close to the meeting. There was some discussion on the sample such as the Solicitor pointed out 1) the definition for right of way needed to be changed; 2) It was questioned if we could allow it in all zones as the Public Parklands is the Park Service and they would regulate anything in that zone. The Solicitor pointed out that we could allow it but the Park Service could still not allow it or have their own regulations; 3) under number 4 Related equipment -“shall not be located within 50 feet of a lot which is in residential use or is zoned residential.” If it is allowed in all zones “shall not be located within 50 feet of a lot which is in residential use or is zoned residential” doesn’t allow for it in residential zones. Our Commercial Zone has mostly residential properties surrounding it. With the 50’ restriction it would prevent a non-tower wireless antenna from being put anywhere in the township. As we are looking at the Comprehensive Plan this is something we need to consider. The non-tower wireless antennas would help and are one of those technology things we need to move forward for the future. There was a discussion as was this to be a conditional use or principal permitted? Must show in the zones as what it is, conditional use or principal permitted. If principal permitted the standards still need to be put in the ordinance.
2. Comprehensive Plan - demographics from EAC - Mr. Sullivan emailed the secretary the Demographics for Delaware and Pike County
The Commission reviewed them and found some more interesting than others. What is considered “All firms, 2012” any business? The salaries aren’t there for those that work for them. Persons in poverty where Delaware is higher than Pike County. This one just enforces the need for something like Safe Haven and the Pantry Holy Trinity does.



ADJOURN

J. Opitz 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