



**PLANNING COMMISSION  
MINUTES  
JULY 2, 2019**  
*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:** R. Hough, S. Franks, E. Forest, J. Opitz and Solicitor  
Farley

**ABSENT:** B. Errico, V. Flatt, L.A. Hines

**MINUTES**

E. Forrest made a motion to approve the June 18, 2019 minutes as  
presented. J. Opitz second the motion. With no further discussion the  
motion was approved unanimously.

**NEW BUSINESS**

**Lot Improvement.**

1. E. Forrest made a motion to send an incomplete letter to  
the **Mutch of Lake Forrest 10-737A** citing them the missing  
Pike County letter they were told to submit to.
2. R. Hough made a motion to recommend approval of the  
**De Vries lot improvement in Birchwood Lakes 9-73-2B**. J.  
Opitz second the motion. With no further discussion the  
motion was approved unanimously.



3. E. Forrest made a motion to recommend approval of the **Day lot improvement in Birchwood Lakes 9-74-10A.** J. Opitz second the motion. It was noted that 1 map was missing. With no further discussion the motion was approved unanimously.

### Conditional Use

#### 1. Pajk - Major Home Occupation

Mr. Pajk was present with his neighbor and also his son to present his Major Home Occupation. The Solicitor asked if the Association was aware, and in agreement, with the number of cars on the property. Mr. Pajk said yes. The Solicitor said we wanted something in writing stating they were in agreement. The Solicitor pointed out that only 50% of the total structures could be used for the Major Home Occupation. It was questioned if the applicant had enough total structures to use for the Major Home Occupation. It was finally stated by Mr. Pajk's son that there were more than one lot and on the first lot was a residential home and the Home Occupation would be happening in the new garage's storage area over the new garage on the second property. Noting the need for the letter from the Association the applicant, **Mr. Pajk, gave the Planning Commission a continuance of 90 days.** This would give them the allotted time to get the letter from the Association.

### **OLD BUSINESS**

Lot Improvement - NONE

### **ORDINANCES**

Sign Ordinance - TABLED TO NEXT MEETING



**ADJOURN**

J. Opitz made a motion to adjourn at 7:26 pm. E. Forrest second the motion. With no further discussion the motion was approved unanimously.

Respectfully submitted,

*Sharon Franks*

Sharon Franks  
Planning Secretary