



**PLANNING COMMISSION
MINUTES
OCTOBER 1, 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, E. Forrest, V. Flatt, S. Franks, J. Opitz, L.A. Hines and Solicitor Farley & Engineer Tresslar

Absent: B. Errico

MINUTES

E. Forrest made a motion to approve the September 17, 2019 minutes as presented. V. Flatt second the motion. With no further discussion the motion was approved unanimously.

NEW BUSINESS

Subdivision

1. Randy Knesnik was present to describe what they are doing with this subdivision. He has 300 acres on Long Meadow Road and Milford Rd. with 46.62 acres opposite side of Long Meadow Rd. This is the property being subdivided off the remaining 244 acres. The 46.62 acres is being subdivided into 1 10 piece and 1 36.60 acres remaining lands. The Engineer reported he only had time for a



completeness review. What he did have concerns with is the driveway being on the remaining lands and not on the 10 acre piece. He felt there should be a note on the plan or a right of way in the deed. Randy reported it would be in the deed. E. Forrest made a motion to accept the Knesnik 2 lot subdivision on Long Meadow Rd. as a complete application. V. Flatt second the motion. With no further discussion the motion was approved unanimously.

OLD BUSINESS

Conditional Use

- 1. Pajk - Major Home Occupation Conditional Use -** The 90 day continuance is due today October 1, 2019. The Secretary reported Mr. Pajk was in the office with what was supposed to be an extension letter but rather was about the violation he thought he had with building. It was explained to him his problem was with the zoning since he was running a business out of his home garage. He reported he was not doing that any longer. He does have a job in New Jersey that is night hours and that is what he is going to do. He will still need the backhoe until his property is completed after the construction of the garage.

As his continuance letter did state if he wasn't back with further information to the Commission by the end of the 90 days the application would be withdrawn. J. Opitz made a motion that based on the continuance letter the Commission would accept the withdrawal letter. E. Forrest second the motion. With no further description the motion was approved unanimously.

ORDINANCES



Sign Ordinance - The Commission reviewed the comment letter from Pike County Planning on the proposed version 3 of the sign amendment + the Definitions Dictionary 901 updates. As the Commission went down the review letter point by point the items were addressed.

1. Section 110.18 already exists - The Commission acknowledged this is correct but the ordinance is being renumbered from that point to the end - Zoning Hearing Board & Zoning Officer & Penalty
2. Simplifying the Statement of Purpose & Intent - The Commission is shortening the statement to start with the purpose of this ordinance.... Leaving the remainder of the statement.
3. The definition of Illegal Signs - we are excepting out No Trespassing, No Hunting, No Fishing, etc. signs. Not making them Illegal Signs. Illegal signs are signs with no permit or signs not allowed by description.
4. Defining certain types of signs Solicitor Farley will investigate to see how others define those signs
5. Allowing the Pennsylvania State Flag is just adding it to the Flags allowed as the American Flag
6. The * on page 4 for Billboard is a footnote from the ordinance the sign ordinance came from and in this ordinance doesn't pertain to anything. It will be deleted.
7. Purpose is not necessary in this location- The Commission decided to remove it as suggested.
8. 110.18.4.4.4.1 proposed zoning ordinance should be removed due to being repetitive. The Commission agrees to it could be considered repetitive and it will be removed.
9. Consider adding a section to note the rural character of the township. We already have written this in the 1st paragraph under the Statement of Purpose and Intent.



The Secretary will make the changes and Solicitor Farley will look into finding sample definitions for those types of signs that Pike County suggested.

ADJOURN

V. Flatt made a motion to adjourn at 7:13 pm. E. Forrest second the motion. With no further discussion the motion was approved unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary