



**PLANNING COMMISSION
MINUTES
DECEMBER 18, 2019**
PLEASE TURN CELL PHONES TO VIBRATE

CALL TO ORDER

The Chairman Called The Meeting To Order At 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, S. Franks, V. Flatt, J. Opitz and Solicitor Farley, Engineer M. Prugar

Absent: B. Errico, LA Hines

MINUTES

V. Flatt made a motion to approve the November 19, 2019 minutes as presented. J. Opitz second the motion. With no further discussion the motion was approved unanimously.

NEW BUSINESS

Correspondence

1. Engineer Hudak and Architect Ordign were present to discuss the Weis project. They apologized for not coming to us sooner but they were not aware of the change in the building until the township presented it. It was a different department that makes that decision. Had they been aware they said they would have known to come to the township with the changes. Architect Ordign stated that the



economy is what dictates the size of a store. The store is built in such a way that should it be determined the need to enlarge it they can do that easily as well.

It was determined that the stormwater is to remain the same size ponds as it is for the larger store. The big change is for the drive thru that is now proposed and wasn't on the approved plans. Engineer Hudak, of Weis, gave the Commission a proposed new plan for the drive thru since it seemed to be point of discussion at the Supervisors meeting. He would be eliminating some additional parking spaces, as they had enough for the larger store so they could reduce the number and still make the required number of spaces, and make the area larger so if a customer turned in by mistake they could get out without having to wait in line. Township Engineer Prugar had a suggestion of a different color sidewalk there to alert a customer to the different traffic pattern. The Planning Commission was in favor of the new traffic pattern for the drive thru with the new color walk way in front.

R. Hough made a motion to recommend approval of the amended Weis Land Development plan conditional upon all changes discussed including the amended drive thru, any further requirement the Township Engineer may find as well as their getting a copy to Pike Planning and making any changes they require and any the Board of Supervisors want. J. Opitz second the motion. With no further discussion the motion was approved unanimously.

OLD BUSINESS

Subdivision

1. Knesnik - 3 lot subdivision - Long Meadow Rd.- ready for approval per J Tresslar, Twp. Engineer



E. Forrest made a motion to recommend approval of the Knesnik 3 lot subdivision on Long Meadow Rd. V. Flatt second the motion. With no further discussion the motion was approved unanimously.

ORDINANCES

1. **Sign Ordinance** - received Pike County Planning's 2nd review letter. It had several of the same comments from the last letter that we had discussed. E. Forrest suggested that when she renumbered the amendment perhaps she didn't make all the changes. The Secretary should now verify that before sending it to the Supervisors. J. Opitz made a motion to recommend the corrected sign amendment to the Board of Supervisors once verifying the changes were made in the latest copy with E Forrest's numbering. E. Forrest second the motion. With no further discussion the motion was approved unanimously.

Other Amendments are tabled due to weather.

2. **Short Term rentals** - were to review Paradise Twp. ordinance as sample Association By Laws and Rules & Regulations
3. **Animals ie;** horses, farm animals and number allowed on how much property & zone - Dingmans Twp. ordinance sect. as sample. The Solicitor was asked to research and find what other township's do for horses/ live stock.

ADJOURN

E. Forrest made a motion to adjourn at 7:33 pm. V. Flatt second the motion. With no further discussion the motion was approved unanimously.



Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary