



**PLANNING COMMISSION
MINUTES
JULY 7, 2020**
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, V. Flatt, E. Forrest, B. Errico, S. Franks, J. Opitz and Solicitor Farley

ABSENT: L. A. Hines

MINUTES

V. Flatt made a motion to approve the June 16, 2020 minutes as presented. J. Opitz second the motion. E. Forrest and B. Errico abstained as they were not at that meeting. With no further discussion the motion was approved unanimously.

NEW BUSINESS

LOT IMPROVEMENT

1. E. Forrest made a motion to recommend approval of the Kirchmer lot improvement in Birchwood Lakes 8-60-8B. B. Errico second the motion. With no further discussion the motion was approved unanimously.
2. J. Opitz made a motion to recommend approval of the Gallagher lot improvement in Birchwood Lakes 1-2-19A. R.



Hough second the motion. With no further discussion the motion was approved unanimously.

MINOR SUBDIVISION

1. Black Bear Run LLC – behind Spencer Rd – mostly in Dingman Township

Frank Smith Jr. was the surveyor for Black Bear Run LLC. He explained the property involved in the subdivision is mostly in Dingman Township. They are looking to divide the property into two lots; lot 1 being 303.048 acres of which 32.393 acres are in Delaware Township. Lot 2 being of 382.004 and of which 0.250 acres are in Delaware Township. The one lot is to be sold with the understanding that no development will take place at this time. As lot two is being sold and the sale has taken longer than expected due to Penn DOT's Highway Occupancy requirements on Log Tavern Rd. and it's difficulties. They were hoping since Delaware's part of the subdivision is so small in comparison to the overall size of the lots, that Delaware might expedite the process. No soil testing for the Planning Module was done on the 34 acres in Delaware Township as it is not projected to change. It was noted that a public hearing still needs to be done and a letter from the Engineer with his comments needs to be received. **E. Forrest made a motion to send a memo to the Supervisors asking them to attend a joint public hearing for the Black Bear Run LLC 2 lot subdivision on Log Tavern Rd. At that time we would like both the Planning Commission and the Supervisors to recommend approval of the subdivision depending on the Township Engineer's review of the plan.** B. Errico second the motion. With no further discussion the motion was approved unanimously.

OLD BUSINESS



ORDINANCES

ORDINANCES

1. Short Term rentals - the copy of the ordinance was not in Commission's books - the review and discussion was tabled until next meeting. The Secretary will verify the ordinance is put in the Commission's books. E. Forrest brought up for clarification from the Solicitor 5B day guests and the definition for same. It was determined if the guest leaves by 11 pm they are not staying over night and are day guests. The question of noise was brought up and it was pointed out that we have no police so who would enforce the noise restriction?

ADJOURN

E. Forrest made a motion to adjourn at 7:30 PM. J. Opitz second the motion. With no further discussion the motion was approved unanimously.

Respectfully submitted,

Sharon Franks

Sharon Franks
Planning Secretary