

Ms. Beth Gooch called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, January 7th, 2019. Planning Commission Members present included Jerry DeLong, Keith Kneipp, John Medendorp, Patricia Alderfer, and Douglas Worley. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas Rossino, and Township Solicitor Eric Wert. Steven Barndt was absent and excused.

REORGANIZATION

Ms. Gooch asked for a nomination for Chairman. Mr. Worley nominated Mr. DeLong and it was seconded by Mr. Kneipp. All voted unanimously, 5-0.

Nancy Shelly joined the meeting already in session.

Mr. DeLong proceeded to run the meeting and asked for nomination for Vice Chairman. Mr. Worley nominated Mr. Kneipp, it seconded by Ms. Shelly, and it passed unanimously. Mr. Kneipp nominated Mr. Worley for secretary and all voted in favor.

Ms. Alderfer announced that she would be resigning from the Planning Commission and requested that the Board of Supervisors begin to prepare for her replacement.

APPROVAL OF MINUTES

Chairman DeLong asked if there were any comments or corrections to be made to the minutes, hearing none he asked for a motion to approve the minutes as submitted. Ms. Nancy Shelly made a motion to approve the minutes from the October 1st, 2018 regular meeting. Mr. Worley seconded the motion. The motion passed, 6-0.

SUBDIVISON AND LAND DEVELOPMENT

OLD BUSINESS

HTSF (#02-18) Mr. John Riebow was present on behalf of Gorski Engineering. He summarized the application before the board, that the proposed 176,000 square foot warehouse will be located along Schoolhouse Road and have 2 means of ingress and egress. He reported that the plans have not changed since he was last before the Commission. The emergency area in the rear will be gravel and the applicant has been to the Zoning Hearing Board and to the Board of Supervisors for Conditional Use Hearing for putting parking in reserve. He added that all of the points in the latest engineer review letter dated November 16, 2018, will be will comply except for one. Mr. Rossino questioned the status of the NPDES permit. Mr. Riebow responded that is was

resubmitted on December 27th and should be acquired by the end of the month. He stated that the Board of Supervisors had granted waivers to the plan and now the applicant needs to request a modification to one of the requests. The partial waiver granted from buffer plantings was conditioned upon the buffering be planted elsewhere on site. The design shows that the 35 to 40 additional plantings are unable to fit on site. The tree fee in lieu of replanting is currently \$60,000 and the applicant feels that is sufficient. Mr. Worley confirmed that the adjacent lot was still vacant but will be developed under the Industrial zoning requirements and will share a drive with this proposed warehouse. Mr. Riebow stated that the landscaping plan does show approximately \$100,000 worth of landscaping. Mr. Rossino recommended that the landscaping plan be presented to the Board of Supervisors during the Work Session when discussing this amendment to the waiver.

Mr. DeLong asked for a motion to grant Conditional Final Approval. Mr. Kneipp made the motion to approve and it was seconded by Ms. Shelly. All voted in favor 6-0.

NEW BUSINESS

McCarthy Minor Subdivision (#06- 18) Chairman DeLong asked for a motion to formally accept the plans as submitted. The motion was made by Douglas Worley and seconded by Keith Kneipp. All voted in favor.

ZONING HEARING BOARD APPLICATIONS

99 Leslie Lane – Ms. Gooch reported that a Zoning appeal has been filed by Mr. Paul Seamen for variances to permit the installation of an accessory building exceeding the 800 square feet permitted within the front and rear yard setbacks. The property is a corner property and therefore has two front yards. The property is located within the R-130 zoning district of the Township. The hearing will be held Thursday February 7th, 2019.

220 Indian Creek Road – Ms. Gooch informed the Commission that Old Forge Acquisitions (W.B. Homes) will be requesting multiple variances to permit the development of 22 single family homes along the tract of land cornering Indian Creek Road and Cowpath Road. The property proposed to be developed is located in the R-175 zoning district. The portion of the property across from Indian Creek Road is zoned R-100 and is proposed to be left undeveloped and dedicated as Open Space. According to the applicant the by right plan would allow for 21 lots between the two parcels. The proposed plan is to cluster the lots and provide one entrance on Cowpath and one

entrance on Indian Creek Road in lieu of multiple driveway cutouts. The Planning Commission reviewed the proposed plans and commented favorably on the design. Mr. Rossino reported that the plan also proposes to straighten Indian Creek Road onto Cowpath and provide sidewalk along Indian Creek Road.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, February 4th, 2019 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Ms. Alderfer seconded the motion. The motion passed. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning