

Mr. Gerald Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:08 p.m. on Monday, July 1, 2013. Planning Commission Members present included Doug Worley, Keith Kneipp, Robert Yothers, Kyle Koffel, and Kerrin Musselman. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy Van Hise were also present for this meeting. Planning Commission member Patricia Alderfer was absent. (excused).

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the June 3rd, 2013 regular meeting. Mr. Musselman seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Godshall's Quality Meats New Facility Land Development –Mark Godshall, 743 Hagey Center Drive (#01-13)

Mr. Rick Mast of Richard C. Mast Associates was present to discuss this application. Mr. Mast reported that he was in receipt of the review letter issued by Metz Engineers dated June 25th, 2013. He noted that most of the items were technical in nature and they will comply with everything listed in the letter. He also added that the stormwater management facilities, when designed, will meet all of the requirements. He then gave an update on the schedule for the project. He explained that the applicant plans on doing the first phase of the project as soon as possible and then will eventually move forward with the second phase. Mr. Mast noted that the item pertaining to grading listed in the review, in which it was suggested a retaining wall may be needed to accommodate the steep area, will be revised. Their intention is to revise the grading plan in such a way that the site will not be compromised and a retaining wall can be avoided. Mr. Mast then touched on a few waivers that they may need to request. The first waiver would pertain to the existing features requirement. They plan on requesting relief from this requirement but will provide whatever detail the engineer requires. He also added that they are reviewing the landscaping requirements in order to determine if they will need any relief. Mr. Kneipp questioned if the building would require a sprinkler system. Mr. Mast replied that it

would require sprinklers in at least a portion of the building. Mr. Mast concluded that at this point they are moving forward with the submission of the NPDES permit. He explained that they anticipate this submission will take a considerable amount of time as it is a very involved process. He added that the zoning issues have also been resolved. No further discussion took place on this project.

NEW BUSINESS

Hoff Minor Subdivision- Hoff Properties, 618 Melvin Road (#02-13)

Mr. Rick Mast of Richard C. Mast Associates was present to discuss this application. He gave a brief overview of the proposed project which is a minor 2-lot subdivision of a parcel located on Melvin Road. The plan depicts the creation of two new building lots utilizing the rear-lotting option included in the SALDO. The existing dwelling is to be removed and then two new homes will be constructed on each lot with a shared driveway access. Ms. Worman asked about the public sewer connection as there were no sewer details shown on the plan. Mr. Mast replied that he assumed the sewer detail would be addressed during the building permit process but if it was needed now he would add it to the plan. He added that the connection would be made along the frontage and then extended to the parcels. He mentioned that grinder pumps would be required. Mr. Kneipp questioned whether it would make more sense to place the entire driveway on one lot instead of having it on both lots. Mr. Mast replied that they had moved the driveway to utilize the existing curb cut but it did make sense to have the driveway entirely on one lot. Mr. Mast questioned the width requirement of the shared driveway. Ms. Van Hise, P.E. replied that 16 feet was the required width as shown. Mr. Worley made a motion to formally accept the minor subdivision plan. Mr. Kneipp seconded the motion and the motion passed.

ZONING HEARING BOARD APPLICATIONS

NO ZONING.

OTHER BUSINESS

Ms. Worman reported that the Township had submitted a letter to the Turnpike Commission requesting consideration be given to pedestrian/bike path areas in conjunction with the proposed widening project. Ms. Worman continued that the Turnpike Commission issued a response letter in which they stated that the Township had the opportunity to request such consideration over the past few years but did not. The design of the roadway does include shoulders that are wide enough to accommodate pedestrian and bike travel but there are no plans to install or maintain such paths. Ms. Worman explained that according to the letter the responsibility to install and maintain these paths would be that of the Township. Mr. Delong questioned if the shoulder width was wide enough for a path. Ms. Van Hise, P.E. said that the proposed shoulder would be wide enough for pedestrian/bike travel.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, August 5, 2013 at 7:00 p.m. There was no further business discussed at the meeting. Mr. Worley made a motion to adjourn the meeting and Mr. Musselman seconded the motion. The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager