

Mr. Jerry Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, July 2nd, 2018. Planning Commission Members present included Keith Kneipp, Steven Barndt, Douglas Worley, Patricia Alderfer and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, and Township Engineer Douglas Rossino.

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. Mr. Barndt made a motion to approve the minutes from the April 2nd, 2018 regular meeting. Ms. Shelly seconded the motion. The motion passed, 6-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Stefanowicz (#01-18) Mr. Josh Gross, from Richard C. Mast and Associates, was present on behalf of Luke Stefanowicz and Mr. Stefanowicz's father. He is requesting preliminary/final approval this evening as the comments in the last Engineer letter from the Township have been addressed. He stated that the newly created lot will now be served by an on-lot system, instead of a holding tank awaiting public sewer. Mr. Gross confirmed that the Franconia Sewer Authority was in agreement with this change due to the distance the dwelling will be located from the roadway. Mr. Gross presented the waivers to the Planning Commission. The requests included showing existing features within 200 feet from the site and a number of site improvements. The applicant has agreed to do some road improvements per the Public Works director, in order to correct some water drainage issues along Creamery Road. Mr. Rossino explained that in the past there have been numerous issues of flooding and ice at the end of the driveway and onto the roadway. A trench drain is proposed as well as a swale. The applicant is also requesting a waiver from the requirement of street trees. A conservation easement is being required on this property to preserve a number of trees. Anywhere there is not conflict with the driveway or other existing facilities trees will be planted. Mr. Rossino has suggested a fee-in-lieu-of for the trees that cannot be planted. Mr. Barndt questioned the wording of the conservation easement ensuring that the future driveway may still be possible and future sewer to pass through. Mr. Rossino stated that he will follow up with the solicitor.

Mr. Rossino reminded the Planning Commission that the last time the applicant was in there was an issue regarding the identification of the yards. He reported that it has been worked out and

the property line along the Turnpike is going to be considered the rear yard, the front yard will be along Creamery Road, and the two side yards are 30 feet and 50 feet between lot 1 and lot 2. Mr. Rossino asked Mr. Gross if the 2 foot minimum requirement for stormwater could be met. Mr. Gross stated that it may need to be an additional waiver request for 18 inches. Mr. Worley asked about the separation from the well and the onsite and the relocation of the existing sheds. The appropriate permits will be acquired from the Township.

Mr. DeLong asked for any additional questions or comments. Hearing none he asked for a motion for preliminary/final approval. Mr. Worley made the motion and it was seconded by Mr. Barndt. All voted in favor 6-0.

NEW BUSINESS

#02-18 HTSF Schoolhouse Road- Gorski Engineering. Charmain DeLong asked for a motion to formally accept the plans. Mr. Worley made the motion that was seconded by Mr. Barndt. All voted in favor.

#03-18 140 Crescent Lane – Peter Becker Community. Chairman DeLong requested a motion to formally accept the plans. The motion was made by Mr. Barndt, seconded by Ms. Shelly and all voted in favor.

ZONING HEARING BOARD APPLICATIONS

NONE

OTHER BUSINESS

640 Lower Road – Mr. John Eppley was present on behalf of DARA Properties to present a project in which a waiver of land development is being sought from the Board of Supervisors. He explained that the plan shows the removal of two existing structures and the construction of one 2,112 sf storage building with an office and possibly a bathroom. The plan also shows parking and set back requirements. The net increased impact is minimal. Mr. Rossino stated that currently there are no sewer laterals to any of the accessory buildings and an application with the FSA would be required. Mr. Eppley explained that the apartments have been removed and will no longer have any residential use to the property. The use will comply with the current zoning code. The applicant will designate and sign ADA stalls for parking. Mr. Rossino reported that additional

grading may be necessary to comply with the 2% slope of the ordinance. The parking area will need additional waivers or a redesign in order to comply. Mr. Kneipp questioned the existing septic systems. Mr. Rossino confirmed that they will all be removed and public sewer has been run to this property.

The general consensus of the Commission is that there are no issues with the project proposal, but the Township Solicitor should be consulted prior to any decision being made to grant a waiver of land development.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday August 6th, 2018 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Kneipp seconded the motion. The motion passed. The meeting adjourned at 7:33 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning