

Mr. Jerry Delong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:02 p.m. on Tuesday, September 2, 2014. Planning Commission Members present included Robert Yothers, Keith Kneipp, Kyle Koffel, Doug Worley and Patricia Alderfer. Assistant Township Manager, Jamie P. Worman and Township Engineer, Cindy VanHise were also present for this meeting. Planning Commission Member Kerrin Musselman was absent. (Excused).

APPROVAL OF MINUTES

Mr. Koffel made a motion to approve the minutes from the July 7th, 2014 regular meeting. Mr. Worley seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

840 Harleysville Pike Land Development –Hoff Properties (#01-14)

Mr. Richard Mast of Richard C. Mast Associates was present to discuss this application. He gave a brief update and overview of this project. He reported that the storm pipe issue, in which they needed a sign-off by the downstream property owner, had been resolved by indemnifying PennDot and that indemnification agreement was then recorded. Mr. Mast then addressed the Metz Engineers letter dated August 28th, 2014. He explained that the comments in the letter were all minor detail items that would be corrected before filing a final plan. Mr. Mast did touch on a few items that he wanted to clarify. He mentioned that the plans note up to a 7-unit flex space building but that doesn't mean there will definitely be seven. Mr. Mast also requested that they use bollards to protect the building rather than bumper block. Ms. Van Hise, P.E. replied that she did not have a problem with that. Mr. Mast requested a general consensus on the waivers and offered to go back through the items being requested. Mr. Delong replied that it was not necessary to go back through and that they were in support of the requested waivers. Ms. Van Hise did request that Mr. Mast revise the waiver letter to include the waiver of ornamental trees as noted in her letter. Mr. Jim Ofalt, a resident of 116 Memory Lane, questioned what a waiver meant. Mr. Mast explained to Mr. Ofalt that a waiver is something required through the subdivision and land development ordinance that is not required in zoning and can be waived by the Board of Supervisors. Mr. Worley offered a street tree example

to further explain. Mr. Mast then reported that they had submitted to the MCCD and have received a review letter dated August 26th, 2014. He added that there was nothing of real concern in the letter and he felt confident an NPDES permit would be obtained. He also added that there was nothing of significance listed on the review letter from the FSA Engineer dated August 28th, 2014. Mr. Mast then respectfully requested that the PC recommend the project for conditional preliminary approval to the BOS. Mr. Worley made a motion to recommend conditional preliminary approval of the application. Mr. Kneipp seconded the motion. The motion passed.

NEW BUSINESS

NO NEW BUSINESS

ZONING HEARING BOARD APPLICATIONS

NO ZHB APPLICATIONS

OTHER BUSINESS

Ms. Van Hise gave an update on the Bergey's demolition of the Pilgrim's Pride Plant. She reported on the staff meeting that was held with the applicant and Haines & Kibblehouse (H&K), who they hired to do the demolition work. She explained that the plan will be to bring in a concrete crusher on site that will be located quite a distance off of the road. They expect to start in mid to late September and they believe the entire demolition will take 3-4 months. She continued that the contractor will be responsible for the DEP clearances along with pulling the Township permits. She also added that the rodent permit and asbestos removal permits must be secured prior to issuance of the demolition permit. The contractor plans on utilizing a Monday through Friday, 7:00 a.m.-5:00 p.m. work schedule. She also mentioned that additional fencing would be added around the site and that they did not have any real traffic concerns for the demolition work. Mr. Jim Ofalt, a resident from 116 Memory Lane, questioned what kind of environmental assurances would be given to property owners. He voiced concerns he had about dust. Mr. Worley replied that those items would be covered by DEP. Ms. Van Hise added that the Township would not issue a permit until all the hazardous items were resolved and permits received. Mr. Ofalt then questioned who should be contacted in the event of rodent infestation. He also asked if the neighbors would be notified before the

demolition begins. Ms. Worman replied that the Township plans on being proactive in letting surrounding neighbors know about the schedule of demolition. She added that letters will be sent out to residents affected by the project. She also added that a resident who experiences any issues with the demolition project should contact the Township.

Mr. Worley questioned the status of the West Broad/Cowpath/Godshall Intersection Realignment Project. Ms. Van Hise replied that as far as she knows everything is moving along and they are still on schedule.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, October 6, 2014 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Ms. Alderfer seconded the motion. The motion passed. No further business was discussed and the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Jamie P. Worman, Assistant Township Manager