



TOWAMENSING TOWNSHIP PLANNING COMMISSION

2014 MEETING MINUTES

Date: March 10, 2014

Time: 7:00 p.m.

Place: Township Municipal Building

Members Present: Rick Mertz – Vice-Chairman; Board Members – David Beers, Jim Shafer, George White; Brenda Drew – Secretary; Greg Haas - Township Engineer; Jenny Cheng – Solicitor; Carl Faust – Zoning and Code Enforcement Officer.

Members Excused: Connie Bieling – Chairperson; Members - David DelGrosso.

Visitors: Rudy Wolff, Rick Collins, Rich Ammirato.

	DISCUSSION	ACTION
Pledge of Allegiance to the Flag	None	The Planning Commission meeting began with the Pledge of Allegiance to the Flag.
Approval of the Minutes: Approval of February 10, 2014 Towamensing Township Planning Commission minutes.		Rick Mertz asked for a motion to approve the minutes. Motion made by George White to approve the minutes, seconded by Jim Shafer. A.I.F.
Public Participation:	Smith/Shultz Plan	Rudy Wolff requested informal discussion regarding this plan which had been rejected by the Township Supervisors in 2013. There had been no conditional approval. Discussion was made as to the process of re-submitting of the plan. Jenny Cheng will investigate the procedure.
Old Business:	A. First Baptist/Windhorn B. Revised Collins Subdivision Plan	A. Signatures collected on final plan and mylar. B. Collins / Lengel / Sonlife Full Gospel Fellowship Church of Palmerton Subdivision / Lot Line Adjustment From Carbon Engineering Comments - March 5, 2014 1. An aquifer evaluation and water budget analysis shall be provided. [Sec. 502.03.a.] The Applicant's Surveyor has requested a waiver from this requirement. Motion to approve made by Jim Shafer. Seconded by Rick Mertz. AIF. 2. Recreation facilities shall be provided for the additional dwelling unit. [Sec. 503.06., Sec. 612.01., Sec. 702.01.r. and Sec. 703.02.aa.] The Applicant's Surveyor indicated at the Planning Commission meeting held on August 9, 2013 that a fee will be provided in-lieu of providing facilities. No motion necessary.

		<p>3. A stormwater management analysis shall be provided for the proposed future construction within Lot 2. [Sec. 702.01.v. and Article VIII]</p> <p>A note on the plan states that "A stormwater management analysis and plan shall be approved by the Towamensing Township Engineer prior to the issuance of a building permit for Lot 2". Motion included with "General" Comment.</p> <p>4. The 'Wetlands Note' provided shall be replaced by a statement that is to be signed. [Sec. 702.01.z. and Sec. 703.02.z.]</p> <p>The Applicant's Surveyor has requested a waiver from this requirement. Motion to approve made by David Beers. Seconded by Jim Shafer. AIF.</p> <p>5. All three (3) 'Owners Statements' provided on the plan shall be signed and notarized. [Sec. 703.02.u. and Appendix 4]</p> <p><u>General</u></p> <p>1. Recommended that as a condition of Final Plan Approval copies of all four (4) recorded deeds be provided to the Township within the ninety (90) day time period as required by the <u>Municipalities Planning Code</u> for the plan to be recorded. Motion made by George White to recommend conditional approval of the Revision based on Item 3 and General Comment 1. Seconded by Jim Shafer. AIF.</p>
New Business:	None	None
Officials: Zoning Officer Report	None	Available in office.
Discussion:	Re-Writing of SALDO and Zoning Ordinance	Informal discussion occurred among the Planning Commission, Greg Haas and Carl Faust.
Adjournment	None	Rick Mertz asked for a motion to adjourn the meeting. Motion made by Jim Shafer to adjourn the Planning Commission meeting. The motion was seconded by David Beers. A.I.F. Meeting adjourned at 7:58 p.m.

Respectfully submitted,
Brenda L. Drew