

WEST VINCENT TOWNSHIP
PLANNING COMMISSION

December 21, 2017 7:30 PM

Attendance: George Martin, Sara Shick, Gil Lappano, Ted Otteni, Township Engineer Bryan Kulakowsky and Township Secretary Tammy Swavelly.

Chairman Martin called the meeting to order at 7:30 PM.

APPROVAL OF MINUTES: The minutes of October 19, 2017 were unanimously approved on a motion from Ms. Shick and a second from Mr. Otteni.

OLD BUSINESS:

VGK-1 Subdivision: Mr. Kling was present to discuss this plan. He stated that he gave copies of all the materials for the Planning Module to the Township. Mr. Kulakowsky informed him that he must collate the materials and get it to the Township office for submission. Then the Planning Commission can sign the appropriate page before it is sent to DEP for review. The Township Engineer letter dated December 15, 2017 was gone through. Mr. Kulakowsky stated that there is nothing technical in this letter, just a few corrections to the plan. He does not have any issues with the waivers that are requested. The wetland buffer was discussed. Mr. Kling will mark on the plan where it is on the first page of the plan. For the driveway installation an NPDES permit will necessary. Mr. Kling will comply with the Township Engineer's letters and the Planning Commission minutes of November 16, 2017. Ms. Shick asked about a trail connection. Mr. Kling stated that he will not put in a trail to nowhere. It will not connect to any other nearby trails. Mr. Lappano stated that he would prefer to see a revised plan once it complies with all the comments rather than make a motion to the Board for approval. Mr. Kling will provide legal descriptions and will provide an extension for the next Board meeting so that he can return to the Planning Commission in January.

White Subdivision: David Shula, PE for the project was present to discuss the Township Engineer letter dated December 11, 2017. Mr. Kulakowsky stated that there is nothing technical in the letter besides adding a greenway standard. Mr. Shula stated that he may have to move the area where the greenway is due to the wetland buffer requirements, but there is currently excess greenway area shown on the plan. All comments will be complied with as per the Township Engineer letter. Ms. Shick made the motion that the Planning Commission recommend to the Board approval of the White Subdivision subject to compliance with the Township Engineer letter dated December 11, 2017. Mr. Lappano seconded the motion which carried unanimously.

Maxwell Subdivision: No one was present for the Applicant. There is a Township Engineer review letter dated December 15, 2017 and it was reviewed briefly. Mrs. Swavelly will seek an Extension Request and this can be discussed at the next meeting.

OLD BUSINESS:

Ms. Shick asked if there was any update on the DAS ordinance being prepared by the Township Solicitor and there was none. Mr. Kulakowsky stated that the Township could require them to be installed on existing poles.

NEW BUSINESS:

Hill Subdivision: A Planning Module has had a review by the Township Engineer and it is ready for signature prior to forwarding it to DEP for review.

Herbein Zoning Application: A new Zoning Hearing Application was submitted by Robert and Lindsay Herbein. This is to exceed impervious coverage on their lot for a swimming pool. The Planning Commission did not comment on this application. This hearing is set for January 30, 2018.

REPORTS:

Ms. Shick reported that the EAC and the HRC are working on ordinance updates and looking at best practices on demolition to include them in the Zoning Ordinance.

Ms. Shick discussed the Bryn Coed Subdivision #3. She asked the Board at their last meeting about the approved plan and how it did not match a plan the Planning Commission saw. It had one fewer parcel and she called Brian Sundermeir, Natural Lands Trust to find out what happened. She felt that if a lot line was erased that the Planning Commission should have weighed in on it. Mr. Sundermeir explained to her that the buyer for the lot backed out of the sale and if they left it on the plan, it would have been land locked. Mr. Kulakowsky stated that the lot was not an actual lot, but a piece of property to be added to an existing lot. Since the buyer backed out, this land was added to another piece of property. Mr. Martin stated that if that is what the Board approved it does not matter since the Planning Commission is advisory. Ms. Shick saw this lot on a marketing plan and felt it was a true lot. Mr. Kulakowsky stated that what she was looking at was conceptual. There was no substantial change that would trigger a re-application. As a result, there were the same number of lots.

Meeting adjourned 9:20 PM.