

The monthly meeting of the Longswamp Township Planning Commission was held on Tuesday, August 2, 2005. The members attending were Dick Meier, Chairman, Carolyn Donio, Secretary, Joe Vangeri, Mike Radcliffe, Bruce Godfriaux and Stanley Bauman. Also in attendance was Jill Nagy, our Solicitor, and our Engineer, Jill Smith. All of the Supervisors were in attendance and Harry Barrell attended to assist with the public workshop for our new zoning ordinance which will immediately follow the regular meeting.

The attendance sheet was signed by Michele and Tom Dean, with their engineer, Bruce Rader, for the **Dean Subdivision Preliminary Plan**. Chris Canavan and Attorney Tony Maris for the **Chartwell Manor Subdivision Sketch Plan**. Also signing the attendance sheet as concerned citizens were Frank Karoly, Cathi Kratzer, Mike Sacks, Mark Leibold, Mary Ann Lantz, Preston Boyer, Diane Robinson, H. Koch, Ken Tarone, Tina Becker, Floyd Falcone, Winifred Lease and William Boyd.

Dick Meier, Chairman, called the meeting to order at 7:30 P.M. On a Motion made by Mike Radcliffe, seconded by Joe Vangeri, and unanimously carried, the Planning Commission Minutes for the July 5, 2005, meeting were approved.

Our Engineer, Jill, offered the following report of actions taken by the Supervisors at its July 12, 2005 meeting with regard to Planning Commission matters:

1. A Motion was passed to defer review of the **Met-Ed 2 Subdivision Plan** to Topton Borough. Revised plans for recording were submitted for signature by the Board.
2. A motion to extend the review period to October 11, 2005, for the **Golden Meadows Phase 2 Subdivision** with the condition that this 3rd extension be the final extension unless developer can demonstrate extenuating circumstances.
3. A motion was passed to extend the review period to October 26, 2005 for the **Oswald Subdivision** with the condition that this 3rd extension be the final extension unless developer can demonstrate extenuating circumstances.
4. Motion was passed to approve the final plans for the **Charles Trexler Subdivision** which had originally received conditional approval by the Board on January 11, 2005.
5. The Township Solicitor was authorized to advertise the Township Construction

Standards Ordinance for adoption at the Board's July 26, 2005 meeting.

6. The Plan Submission Checklist Resolution (Resolution #2005-9) was adopted.

No action in connection with Planning Commission matters was taken by the Supervisors at the July 26, 2005 meeting.

Tom and Michele Dean, with their engineer, Bruce Rader, P.L.S., presented the **Dean Subdivision Preliminary Plan**. This is Drawing No. 709-33-01-04 dated April 25, 2005, last revised July 6, 2005. Our Engineer reviewed the plan and provided her comments in a letter dated July 27, 2005. The plan proposes the creation of 3 lots from Lot 2 of the Heydt Subdivision which was recorded in February, 2004.

The following items with regard to the plan review were discussed:

1. Note 29 on the Plan concerning storm drainage facilities shall be clarified to indicate that the developer will be responsible for the construction of the swale and individual lots owners will be responsible for their maintenance. The developer will also be responsible for the Erosion and Sedimentation Control Plan. There will be recorded easements for the swales which will run with the land.
2. Note 8 refers to the acceptance, by the owner of Lot 2, of stormwater drainage from Lots 1 and 3. The acceptance will need to be clarified with an easement.
3. The stormwater detention/retention basin area was discussed. The developer has requested a waiver of the fencing requirement around the perimeter of the drainage area. Because the drainage area will serve all 3 lots and because the home on Lot 2 is placed in close proximity to the drainage basin, the Township will not waive the fencing requirement.

The developer made a formal request for waivers of Section 5.5104, lot depth to width ratio because Lot 2 was designed to include all the drainage easements and quarry pit; Section 7.291, placement of monuments where existing iron pins are located on property boundaries and ultimate right-of-way; and Section 7.32 street lights because of the rural setting. A Motion made by Carolyn Donio, seconded by Mike Radcliffe, and unanimously carried, to recommend to the Supervisors that the waivers be granted with the existing pins being encased in concrete filled soil pipes and that the waivers be clarified on the plan.

A Motion made by Joe Vangeri, seconded by Stanley Bauman and unanimously carried to recommend that the Supervisors grant preliminary plan approval conditioned upon compliance with the conditions set forth in our Engineer's letter.

The **Chartwell Manor Subdivision Sketch Plan** was presented by Chris Canavan, the Director of Land Acquisition and Development for W.B. Homes, Inc., and Attorney Maris. This is Job No. 05-01-LSW dated April 20, 2005 and depicts 157 residential lots at the intersection of Dorney and Valley Roads and will require public utility services. Our Engineer's review letter is dated July 27, 2005.

Mr. Canavan is familiar with our recent adoption of a Comprehensive Plan and also with the Growing Greener concept. We would like to see something that will depict the conservation by design and the concepts of the Natural Lands Trust and see how they may be incorporated into the plan.

QUESTIONS/COMMENTS FROM THE FLOOR

Floyd Falcone inquired whether the Township has discussed a plan to enforce impact fees. Our Solicitor responded that discussions and research are under way.

Frank Karoly queried how close to a super fund site development may be located?

Mr. Canavan confirmed for Cathi Kratzer that the Chartwell Manor Subdivision Plan as presented depicts 157 homes situate on 1/2 acre lots, 2 story Colonial design comprising 2,800 to 2,500 square feet.

Preston Boyer was informed that the price range would be just below \$300,000 in today's market but that the development is 3 to 4 years away.

To Mike Sacks' concern about the growth pattern of homes along the Route 222 corridor, our Chairman made the suggestion that he read the article in The Morning Call entitled "Rush to the Valley" by Greg Carp in the July 17 issue.

Ken Tarone inquired how we compromise in dealing with development and sprawl avoidance. Mr. Canavan indicates that density is not the problem, it's the layout.

Mark Leibold questioned whether the Growing Greener concept can become the law of the land, and, if so, can it be modified? Our Chairman responded that the Township's present work with the existing Zoning Ordinance regulations will tighten up some of the regulations. And our Solicitor indicated that at the same time, we will be working on modifications to the SALDO.

Elaine Knause indicated that she doesn't hear anything anymore about public water and our Chairman confirmed that this is something that is being looked into. Mr. Canavan said that W.B. Homes has no intention of doing on-site water and sewer.

The **Fenstermacher/Feld 3 Subdivision** expires on August 9, 2005. A request for an extension to November 8, 2005 has been received and on a Motion made by Carolyn Donio, seconded by Joe Vangeri and unanimously carried, the Planning Commission will recommend

that the Board of Supervisors grants the requested extension because of the delay in the responses from FEMA.

The regular meeting adjourned and was immediately followed by the zoning workshop. A Motion was made by Mike Radcliffe, seconded by Joe Vangeri and unanimously carried to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Carolyn J. Donio, Secretary