



January 27, 2016

PLANNING COMMISSION WORK SESSION

Chairman Newlin called the meeting to order at 7:00 P.M. Present for the Planning Commission were Messrs. Newlin, Caggiano, Stoll, and Heist. Also present was Steve English of Mr. Skypala's office, Assistant Township Manager Lee Milligan, Township Engineer Mike Coyne, Geoff Grace of Grace Planning Associates, and Traffic Engineer Ken O'Brien.

Agenda Items: Wynberry Farm Plan#2-050 015-1109(PSD).

Subdivision/Land Development Reviews

1). Wynberry Farm Plan#2-050 015-1109(PSD), 912 Hollow Road, 2 Lots – 37.5 Acres,
Expires February 15, 2016.

Present for this discussion was Mr. Robert McGuckin, Atty. for Applicant and Mr. Glen Hartz, Applicant.

Mr. Milligan verified review letters were received. Grace Planning Associates of January 19, 2016, McMahon Associates of January 18, 2016, and Gilmore Associates of January 6, 2016.

Mr. McGuckin explained that this was a minor subdivision. They want to subdivide the property into two lots, leaving the original parcel for the current resident.

Mr. McGuckin added that there is a driveway easement requirement. This driveway has been an established, shared driveway for over 80 years-but is on the neighbors property.

Mr. English expressed that if this is true and at least 21 years it will be treated as their own it will be treated as a prescriptive easement and it should be noted as metes and bounds description with a narrative explaining what the easement is for on the plans.

Mr. Newlin brought up the McMahon Review Letter regarding the sight distance. Mr. O'Brien is ok with the plans and feels it is not an issue.

Mr. O'Brien explained that right now there are sidewalks and curbing on the lower end of Hollow Road near Jasper Lane and also on the other end by the Bentley Development.

Mr. McGuckin said they will have a letter forthcoming requesting a waiver for sidewalks and curbing.

Other than that they agree to the Consultant Letters.

Mr. Milligan explained to the Applicant that a waiver typically involves a Fee in Lieu of the waived improvements.

Mr. Hart implied that he intends to renovate the stone cottage and put an addition on it. No one else had any other comments.

Mr. Heist is happy and would like to see it improved.

Mr. Hartz said he has received positive feedback from all of his neighbors.

Mr. Caggiano made a motion, seconded by Mr. Stoll to recommend approval to the Board of Supervisors, Plan#2-050 015-1109(PSD), based on the applicant addressing the technical deficiencies as outlined in the consultant review letters from Grace Planning Associates of January 19, 2016, McMahon Associates of January 18, 2016, and Gilmore Associates of January 6, 2016.

There was a short discussion re: the Gambone 615 Egypt Road project.
It was removed from the agenda and will need to be re-added when they are ready.

Mr. Caggiano made a motion to adjourn the meeting, seconded by Mr. Stoll at 7:20p.m.

Respectfully submitted,

Chris Caggiano