

EAST MARLBOROUGH TOWNSHIP

PLANNING COMMISSION

MINUTES OF JANUARY 29, 2008

Mark Benzel, chairperson, called the meeting to order at 7:30pm in the township building. Additional commissioners present were Susan Beach, Chris Kimmel and Pat Montague.

1. Minutes of November 27, 2007

Motion to approve-Commissioner Beach, 2nd Commissioner Montague. Minutes approved.

2. Planning Commission Officers for 2008

Motion to elect Mark Benzel as Chairperson-Commissioner Beach, 2nd Commissioner Montague. Motion approved. M. Benzel – abstained

Motion to elect Christine Kimmel as Vice Chairperson-Commissioner Beach, 2nd Commissioner Montague. Motion approved. C. Kimmel abstained.

Motion to elect Ruth Plaughter as Secretary-Commissioner Benzel, 2nd Commissioner Beach. Motion approved.

At the January 2008 meeting the Board of Supervisors confirmed the Planning

Commission as a five-member board. There was a quorum present.

2008 Planning Commission Meeting Dates

January 29 July 29

February 26 August 26

April 1 September 30

April 29 October 28

May 27 November 25

July 1 December 30

3. Joseph Scott Subdivision – no representation present

4. Walnut Ridge – 61 Townhouses on Walnut Road

Presenter Christopher D. Burkett, of Gilmore Associates, Inc. provided background information including progress on this project. The applicant has completed the Conditional Use process.

Mr. Burkett indicated he has no issues with the January 18, 2008 review letter from Jim Hatfield, Township Engineer. There are two items in the GTP review letter that he brought to the attention of the commissioners. These items concern infiltration and buffer areas. Following discussion, the board determined that resolution of these concerns may require a deviation from the plans as approved at the Conditional Use hearing.

Items from the GTP letter concerning walkways, access to play lots, timing of the installation of recreational components, buffer plantings with evergreens, street trees and the location of utility easements on homeowners' lots were discussed.

Commissioners advised Mr. Burkett of the need to resolve the issues with GTP and Mr. Hatfield before he can receive preliminary plan approval. In addition, any deviation from the conditional use order requires approval by the Township Supervisors. Applicant will proceed with resolving issues noted by GTP and Mr. Hatfield and contacting the township supervisors in regards to modification of Conditional Use order. The Planning Commission will then address the request for preliminary plan approval.

Concerning the Joseph Scott Subdivision, (no representation at meeting), the Planning Commission assumes that we are still within the 90 day window and we have no restraints to accept or reject the proposal.

Adjournment 9:35pm

Respectfully submitted,

Ruth Plaughter, Secretary