

EAST MARLBOROUGH TOWSHIP

PLANNING COMMISSION

MINUTES OF APRIL 1, 2008

Mark Benzel, chairperson called the meeting to order at 7:30 pm in the township building. Additional commissioners present were Susan Beach, MaryNell Ferry, Christine Kimmel and Pat Montague. There was a quorum present.

1. The Minutes of February 26, 2008 were approved without change. Motion Commissioner Montague, 2nd Commissioner Beach.
2. Public Comment Period—no report.
3. Scott Subdivision- Present: Joseph Scott for Applicant. Mr. Scott discussed the minor lot line change for his property along Mill Road near West Locust Lane. Mr. Scott indicated the lot line change was being sought to make both lots more usable. The acreage of both lots will remain the same. Commissioners reviewed the letter from Jim Hatfield dated March 10, 2008. Commissioner Benzel noted that there were certain nonconformities on both lots but the lot line change would not worsen the existing nonconformities nor would it create new ones. Commissioner Kimmel asked about the sewer easement that was being granted. This easement is needed because the septic for the adjoining lot would encroach on Mr. Scott's property with the new property line. This easement will only be needed until public sewer is brought to the properties. A motion by Commissioner Ferry to recommend approval subject to compliance with J. Hatfield's March 10, 2008 review letter and to recommend the grant of the waivers from the Subdivision and Land Development Ordinance being requested by the Applicant. Commissioner Beach 2nd. Approved
4. Joe Wallace conversion of a single family dwelling to offices in WMU District.- Present: Joe Wallace for Applicant. Mr. Wallace presented pictures of the property as it has been renovated and discussed his desire to change the use of the property from residential to commercial. Mr. Wallace also expressed his desire to address the stormwater issues on the property without going through an "expensive" land development process. The Commissioners discussed the appropriateness of a commercial use on the property but expressed concern about adequate parking and access to the property with the width of the existing driveway. Questions were raised about the issuance of a building permit for residential if Mr. Wallace intended to convert to commercial. The Planning Commission urged Mr. Wallace to attend the next Board of Supervisors meeting to speak to them about the land development issues. It was expressed by the Commissioners that a stormwater solution would likely require a stormwater plan that could be incorporated into a land development plan for the changed use of the property. No action was taken on this matter.

5. Stonemasters, Inc.- Present: Jim Griffin, Esquire, attorney for Applicant and Dan DiTamaso, equitable owner of the property. Mr. Griffin informed the Planning Commission that a determination had been made that Applicant must obtain a Conditional Use for the proposed use of the property. This hearing has not yet been scheduled, but Applicant wanted to address some of the concerns raised by the Commission at its prior meeting. Mr. Griffin began by addressing the Commissioner Benzel's concern that parking may not be adequate with the spaces originally shown. The plan has been revised to show 28 spaces in total which should adequately cover all parking needed on the property. Next, Mr. Griffin addressed Commissioners Montague's and Benzel's concerns about extra traffic and truck delivery. Applicant indicated that a delivery of stone happens about once every two weeks, sometimes once a week if there are special deliveries. The trucks are tri-axel flatbed trucks not large semi-trailer trucks. Visitors to the property for the stone selection are minimal. Out of 275 jobs last year for the Applicant, about 225 visits to his current premises resulted. These are often on a Saturday morning, not during normal rush hour traffic. Mr. Griffin then discussed the sound issues raised by Commissioner Benzel. There is a concern that the cutting equipment for the stone will create a noise issue with the residential houses nearby. Applicant took sound readings at his current location (which is similar to what is proposed on this property). With the doors of the cutting facility closed the dcbL reading was 50-62 dcbLs (normal conversation is 65 dcbLs). With the doors open at 25 feet away, it was 75 dcbLs. Commissioner Benzel suggested the positioning of the cutting facility could result in a bit more noise because of the bounce factor of the noise off of the other building on the property. Commissioner Ferry asked about noise from "boom boxes" used by the employees. Applicant indicated there were no boom boxes used because hearing protection had to be worn in the shop at all times. Mr. Griffin discussed the use of the dumpster. The outside dumpster will only be used for office trash, the waste from the stone cuts will be kept inside the fabrication studio. Mr. Griffin then discussed the stormwater basin clean-up. Applicant will address this issue in land development. The Commission then discussed further issues. Commissioner Benzel indicated he liked the parking plan better. Commissioner Ferry asked about expansion of the building. It was recommended that a condition be placed in any grant of a Conditional Use to restrict expansion to storage of inventory. Commissioner Kimmel motioned for a statement that the Planning Commission supports the Conditional Use Application as submitted and the Planning Commission recommends that a condition be placed in any grant of Conditional use that any expansion be limited to storage facility use and not fabrication use. Commissioner Ferry 2nd. Approved.

Next meeting is April 29, 2008

Meeting Adjourned at 8:45 pm

Respectfully submitted,

Christine S. Kimmel, Vice-Chair