

# EAST MARLBOROUGH TOWNSHIP

## PLANNING COMMISSION

### MINUTES OF MAY 27, 2008

Mark Benzel, chairperson, called the meeting to order at 7:35pm in the township building. Additional commissioners present were Susan Beach, MaryNell Ferry, Chris Kimmel and Pat Montague. There was a quorum present.

#### 1. Minutes of April 29 2008

Motion to approve-Commissioner Beach, 2<sup>nd</sup> Commissioner Kimmel. Minutes approved

(Minutes of April 29, 2008, correction: DelFonzo to DeFonzo)

#### 2. Whitewing Farm – Southern Section - 7 lots proposed

Plans for 8 lots on the northern Section have been received also.

The commissioners received a letter dated May 12, 2008 from the County of Chester and a letter dated May 19, 2008 from James Hatfield, Vandemark & Lynch, Inc.

Whitewing Farm represented by Barry Stingel, Hillcrest Associates, Inc., Richard Longo, Lesa Donlon and E. J. DeSeta.

Discussion of waivers requested. James Hatfield letter.

A. p. 2, #2/d. Street trees should be provided along Valley Road.

Request that credit be given for previous landscaping along this area.

Commissioners advised applicant to meet with Lisa Thomas of GTP for her evaluation of the area and interpretation of the township ordinance as it applies to this roadway.

B. p. 3, #3/a & b. a. from providing a shadow analysis – advised will be approved

b. from providing a vertical curb for the roadway – J. Hatfield and

E. Caudill to resolve this issue.

C. p. 3, #8. Length of cul-de-sac – The consensus of the Commissioners – conceptual support with additional design work. (enlarging and modifying the bulb to include a center island)

Additional issues:

1.back-up sewer for lot 1-applicant agreed to find a more appropriate site. The commissioner proposed other possibilities to be considered.

2. removal of existing bulb/cul-de-sac when extending Merrick Lane. Commissioners advised applicant to get a consensus of the 4 homeowners on the cul-de-sac and request recommendations from E. Caudill and J. Hatfield.

3. street trees along new cartway. Impact on existing homeowners.

\*Existing homeowners along the existing cul-de-sac on Merrick Lane have some issues to work out regarding trees, grading, removal of existing cul-de-sac, transition area from existing area to new development, construction easements and landscaping.

D.p.4, #9. Refer to E. Caudill, Township Roadmaster.

3. Executive Session-General discussion.

Adjournment 9:25pm

Respectfully submitted

Ruth Plaughter, Secretary