

**EAST MARLBOROUGH TOWNSHIP
PLANNING COMMISSION
MINUTES OF SEPTEMBER 7, 2010**

Mark Benzel, chairperson, called the meeting to order at 7:30pm in the township building.

Additional Commissioners present: Susan Beach, MaryNell Ferry, Chris Kimmel and Pat Montague. There was a quorum present.

1. Minutes of July 27, 2010 – Commissioner Kimmel: Motion to approve, 2nd Commissioner Montague. Abstain Commissioner Benzel (not present at 7-27-10 meeting) Minutes approved.
2. UPenn – New Bolton Storm Water Revisions.
Tysen Miller, Hunt Engineering; Anne K. Anderson, Brinjac Engineering; Brenda Loewen, New Bolton. Also present James Hatfield, Vandemark & Lynch, Inc., township engineer.

Using sketch plans Mr. Miller and Ms. Loewen provided information concerning the proposed construction of new storm water infrastructure upgrades, installation of new paving and constructing new widening at several locations on the site. The plans show anticipated new building construction and parking though no building or parking area construction is proposed in this phase. Mr. Miller and Ms. Loewen answered questions concerning the current proposal and future plans with Mr. Hatfield providing clarification. Applicant seeks direction of the required development process within the township.

Commissioner Ferry: Motion recommending the applicant apply for land disturbance permit for storm water utility phase of this project. Additionally, applicant should return to township with a land development plan when ready to proceed with construction of any building. 2nd Commissioner Beach. Motion approved.

3. Stonemasters – Land Development – Final Plan. No representative present.

Commissioners considered the Vandemark & Lynch, Inc. review letters of June 1, 2010, and July 31, 2010 and the Glackin Thomas Panzak letter of July 13, 2010.

The commissioners noted they have already issued a recommendation for final approval providing all recommendations are met from James Hatfield, Vandemark & Lynch, Inc. and Ann Marchino, Glackin Thomas Panzak. The applicant should continue with application for final approval from the township supervisors.

4. Agricultural Security Request – University of Pennsylvania proposes to add 51.57 acres to the district.

Commissioner Montague-Motion to approved Agricultural Security Request from the University of Pennsylvania to add 51.57 acres to the district. 2nd Commissioner Beach. Approved.

5. Commissioner Kimmel provided an update concerning the Regional Comprehensive Plan. The Planning Commission will hold a public comment/discussion on the Regional Comprehensive Plan at the September 28, 2010 meeting. This meeting will be advertised in local publications.

Adjournment 9:20pm
Respectfully submitted
Ruth Plaughter, Secretary