

**EAST MARLBOROUGH TOWNSHIP
PLANNING COMMISSION
MINUTES OF MAY 1, 2012**

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

1. Minutes of February 28, 2012. Motion by Commissioner Beach to accept minutes as submitted. 2nd by Commissioner Ferry. Motion approved.

2. Ordinance 2012-01-Amendments to AP Zoning District

Adjacent land owners of a veterinary clinic were present and expressed concern pertaining to the proposed Weisbrod land development. The commissioners discussed with them the various aspects relating to their questions. Topics of discussion included wildlife and stream disturbance, environmental impact, preservation of natural habitats and issues relating to a residential area adjacent to a business.

Commissioners received the proposed Ordinance 2012-01, proposing some changes to lot yields in the AP Zoning District. Review and discussion focused on SECTION 403. AREA AND BULK REGULATIONS, A. Lot Area, 2. a., b., c. and d. Commissioners Benzel and Kimmel provided some explanation of the chart within section b.

Motion by Commissioner Ferry: Commissioners recommend approval of section 403 ordinance changes with clarification helpful on the chart. Options could be extended. 2nd Commissioner Beach. Motion approved.

Adjournment 8:45pm
Respectfully submitted
Ruth Plaughter, Secretary