

Mr. Gerald DeLong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, March 4th, 2019. Planning Commission Members present included Keith Kneipp, Steven Barndt, Douglas Worley, John Medendorp and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas C. Rossino, and Township Solicitor Eric Wert were also present. Patricia Alderfer was absent and excused.

APPROVAL OF MINUTES

Chairman DeLong asked if there were any comments or corrections to be made to the minutes, amendments were made and Mr. Worley made a motion for approval. Ms. Shelly seconded the motion to approve the minutes from the February 4th, 2019 regular meeting as amended. The motion passed, 6-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

B&H Investments Allentown Road (#05-18) Mr. Brian Hoover was present on behalf of B&H Investments. He requested the recommendation of the Planning Commission for Final Approval. Mr. Rossino recommended the request for final approval. He stated that the waivers have not changed since preliminary approval only that any associated with the other half of the property, along Lower Road, will be a deferral and not a waiver at this time. The Open Space Fund contribution will also be deferred until the 23 acres are developed. The Park and Recreation Fee and the Traffic Impact Fee will be paid with the present application. The applicant has also agreed to do 63 feet of stream bank stabilization as part of the conditions of approval. Mr. Medendorp questioned the amount of truck parking and queuing. Mr. Hoover explained that there will not be any truck storage, only deliveries. Mr. Worley made a motion to grant Conditional Final Approval. The motion was seconded by Ms. Shelly and it passed unanimously.

Godshall's Quality Meats Treatment Building (#01-19) Mr. Rick Mast was present on behalf of Godshall's Quality Meats. He explained that a few years ago he had presented the board with the plans for the Dry Goods Warehouse project for the same site. At that time zoning relief was necessary for the approvals. Today, there is no expansion of the non-confirming use, but for an accessory structure. This proposed sewage treatment building has been mandated by the sewer authority through DEP in order to pre-treat the water before it is discharged. The building will be constructed to look like the dry goods structure and look like a barn with an equalization tank that will be constructed to look like a silo. The entire site received a special exception to expand to

certain building and impervious coverage. This current application shows the removal of enough of both to avoid the need for another zoning appeal. Godshall's Quality Meats proposes to stay within the limits granted a few years ago. Mr. Mast stated that the majority of the Township Engineer review letter will be will comply. He is requesting Conditional Preliminary/Final Approval at the same time. The three waivers listed were granted previously during another application for the property. Mr. Mast also reported that at this time there will not be public water available to the property. The plans show the removal of ten trees and those ten trees will be planted elsewhere on site. He requested to further evaluate the Traffic Impact Fee and stated that there will not be any additional staff added nor any expansion of business conducted. Mr. Medendorp asked if there would be an easement around the basin for access. Mr. Rossino responded that a blanket easement for the whole facility was put in place during the previous application. Mr. Barndt questioned if a rendering or elevation drawings of the proposed building have been reviewed and if the use is expanding. Mr. Wert stated the zoning has been reviewed and approved as proposed. Mr. Rossino understands the urgency of DEP and the sewer authority and is recommending the preliminary/final approval. Mr. Worley motioned for the Conditional Approval, it was seconded by Mr. Kneipp and all voted in favor.

NEW BUSINESS

NONE

ZONING HEARING BOARD APPLICATIONS

220 Indian Creek Road – Ms. Gooch informed the Planning Commission that the application had been continued on record at the previous hearing. The applicant has been before the Board of Supervisors to request their support of the zoning relief for the Bergey Tract. The Board voted to send the township solicitor in support and to be certain that there are conditions written into the decision. Mr. Wert reported that the BOS wants to ensure that the access to the proposed development remains on Indian Creek Road and that it is consistent with the plans that were presented as the work session meeting.

817 Morwood Road – Ms. Gooch summarized the application for a 1600 square foot accessory building to be constructed within the property setbacks. Two existing buildings will be removed and the building is proposed to be used for vehicles and storage.

OTHER BUSINESS

HTSF – Schoolhouse Road (#02-18) Mr. Peter Anderson presented the commission with amended plans for the property that had received final approval on Schoolhouse Road. Gorski Engineering is selling the property to Endurance and the new owners are requesting minor changes to the plans. Plans show an increase in loading docks from 11 to 28. The applicant feels that this will attract a larger number of prospective tenants. The square footage of the building will remain the approved 176,000. Mr. Anderson reported that both his traffic consultant and the township's traffic engineer have agreed that the increase in bays does not affect the amount of proposed traffic. The Impact is determined solely on the size of the building. He added that there will be some minor changes to the grading in the front. Mr. Rossino reported that the storm water management is being recalculated to account for the increase in impervious area for the additional loading docks. Mr. Anderson stated that the MCCD is the next step to see if it can be considered a minor modification to the NPDES permit. Discussion took place regarding the number of trash facility locations on the plans. Mr. Guy Wolfington, Endurance, informed the board that it will ultimately depend on the tenant that will occupy the building and he will work with the Township to provide what is necessary. Mr. Barndt motioned to approve the amended plans and recommend that BOS to do the same. The motion was seconded by Mr. Medendorp and all voted in favor.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, April 1st, 2019 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Ms. Shelly seconded the motion. The motion passed. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning