

Mr. Jerry Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Tuesday, September 4th, 2018. Planning Commission Members present included Keith Kneipp, Patricia Alderfer, Steven Barndt and Jake Medendorp, Director of Planning and Zoning Beth T. Gooch, and Township Engineer Douglas Rossino P.E. Douglas Worley and Nancy Shelly were absent and excused.

APPROVAL OF MINUTES

Chairman Delong asked if there were any comments or corrections to be made to the minutes, hearing none, he asked for a motion to approve the minutes as submitted. Mr. Kneipp made a motion to approve the minutes from the August 6th, 2018 regular meeting. Mr. Medendorp seconded the motion. The motion passed, 5-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Mr. Todd Myers, Cowan Associates, was present to discuss the lot line adjustment for 664 Indian Creek Road. The applicant, Mr. Michael Peklak, is purchasing approximately .5 acres from the adjoining parcel 670 Indian Creek Road. The portion of land to be conveyed to Mr. Peklak lies on the side of a creek that adjoins his property. His intentions are to maintain the land along that side of the creek. The new property line will follow the existing creek bed. Mr. Myers reported to the Planning Commission that there are three waivers requested pertaining to existing features, street improvements as well as a waiver from sidewalks and curbing as no new development is proposed. The plans will be revised to comply with the remainder of the Township Engineer's review letter. The Planning Commission agreed that the waivers were warranted and voted to grant final approval. Mr. Barndt made the motion, it was seconded by Mr. Kneipp and all voted in favor.

NEW BUSINESS

#05-18 664 Allentown Road – B&H Investments Land Development. Charmain Delong asked for a motion to formally accept the plans. Mr. Kneipp made the motion that was seconded by Mr. Barndt. All voted in favor.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the board that there are four hearings scheduled for Thursday September 6th at 7pm. Three of the applications relate to accessory buildings. Mr. Petrovich, 773 Cowpath Road seeks variances for a building 1728 square feet in size. Mr. and Mrs. Landes, 807 Clemens Road, are seeking variances for a structure to be 1904 square feet in size. Mr. Kozar, 850 Hunsicker Road is returning to the Zoning Hearing Board for variances he received in 2016 that have expired. He is proposing an 800 square foot garage within the side and rear yard setbacks. Mr. Keith Freed, 894 Rising Sun Road, has applied for a special exception for an in-law suite.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday October 1st, 2018 at 7:00 p.m. Mr. Barndt made a motion to adjourn the meeting. Mr. Kneipp seconded the motion. The motion passed. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning