

Mr. Gerald DeLong, Chairman, called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00pm on Tuesday, September 6th, 2016. Planning Commission Members present included Robert Yothers, Patricia Alderfer, Keith Kneipp, and Kyle Koffel. Township Engineer, Douglas C. Rossino, and Planning and Zoning Coordinator Beth T. Gooch were also present for this meeting. Excused was Doug Worley.

APPROVAL OF MINUTES

Mr. DeLong asked for a motion to approve the minutes, from the June 6th, 2016 regular meeting. Mr. Yothers made the motion and Mr. Koffel seconded. All were in favor, minutes were approved.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Bergey's Truck Center Land Development – Route 113 (#11-15)

No new information to report at this time.

NEW BUSINESS

Freed Tract Subdivision – 640 Lower Road (#05-16)

Susan Rice, from Stout, Tacconelli & Associates, Inc. was present to discuss the proposed subdivision of the Freed Tract located at 640 Lower Road. The plans show the creation of two new building lots in the Industrial district. She explained that the majority of the waivers that will be requested pertain to the development of the two new lots. The applicant is requesting that various improvements be deferred until the time that the lots are to be developed. Ms. Rice referenced an agreement concerning sanitary sewer hookup and road improvements that was made between the Township and the Freeds. The township solicitor will be reviewing the agreement to determine if a new agreement needs to be made or if the current agreement still stands. STA Engineering is doing some research to determine if waivers are needed for street widening. A complete list of waivers will be presented at the meeting in October.

Mr. Yothers made a motion to formally accept the proposal. It was seconded by Mr. Kneipp. All voted in favor.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that the ZHB granted the special exception requested by Isabelle's Kitchen for property located at 855 Maple Avenue during the September 1st hearing. The plans are for the expansion of a non-conforming building up to 4,000 square feet to be constructed over the existing paved surface. The Board of Supervisors has granted Isabelle's Kitchen a waiver from Land Development in the Work session held on June 20th, 2016.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, October 3rd, 2016 at 7:00 p.m. Chairman DeLong asked for a motion to adjourn. Mr. Koffel made a motion to adjourn the meeting. Ms. Alderfer seconded the motion. The motion passed. No further business was discussed and the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Beth T. Gooch

Planning and Zoning Coordinator