

Mr. Gerald Delong called the Regular Meeting of the Franconia Township Planning Commission to order at 7:05 pm on Monday, April 3rd, 2017. Planning Commission Members present included Patricia Alderfer, Steven Barndt, Doug Worley, Kyle Koffel, and Keith Kneipp. Planning and Zoning Coordinator Beth T. Gooch, and Township Engineer Douglas C. Rossino were also present.

Ms. Gooch accepted nominations for the position of Planning Commission Chairman. Mr. Worley nominated Jerry Delong and it was seconded by Mr. Kneipp. The motion passed. Mr. Koffel made the motion to appoint Mr. Worley as vice chairman. Mr. Barndt seconded the motion. The motion passed. Mr. Koffel nominated Ms. Alderfer as secretary to the Planning Commission. Mr. Worley seconded the motion and all were in favor.

APPROVAL OF MINUTES

Mr. Worley made a motion to approve the minutes from the October 3rd, 2016 regular meeting. Ms. Alderfer seconded the motion. The motion passed.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Lincoln Woods Land Development Phase II – Kulp Road (#01-07)

Mr. Dean Rittenhouse was present on behalf of TH Properties to present amended Phase II plans of Lincoln Woods to the Planning Commission and to reaffirm waiver requests previously approved almost 10 years ago and to request conditional final approval. He explained that the NPDES permit for Phase II of this project was issued last week. He added that no additional waivers are requested. Mr. Rossino explained that similar to Phase I, due to the amount of time since the original approval a reaffirmation should occur. He stated that as part the agreement Kulp Road improvements were to be completed prior to the start of Phase II. TH Properties is still working on acquiring the necessary easements in order to complete the road improvements. Mr. Rossino stated that ultimately it will be up to the board to decide if Phase II can proceed before the improvements are complete. Mr. Worley asked if there was a plan B. Mr. Rossino confirmed there is a plan B, but it would require involving the MCCD. Mr. Barndt commented that the board would create an unnecessary liability granting final approval without the easement in place. Mr. Delong asked for a motion to reaffirm Conditional Preliminary/ Final approval for the Phase II of

the Lincoln Woods. Mr. Worley made the motion and it was seconded by Mr. Kneipp. Motion carried 6-0.

NEW BUSINESS

Gouldey Welding Land Development- 84 Allentown Road (#01-17)

Mr. DeLong asked for a motion to formally accept the land development application and plans for Gouldey Welding. Mr. Kneipp made the motion and it was seconded by Mr. Worley. The motion passed.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that there have been a number of applications and hearings since the last planning commission meeting in October.

A) Pennington Property Group, LLC for a variance to develop land located at 655 Cowpath Road in accordance with the requirements of the MRD. The hearing was attended by over 100 residents. Solicitor Bartle was present on behalf of the Board of Supervisors in opposition to the application. The request was denied.

B) Joseph Kozar of 850 Hunsicker Road filed an application to permit an 800 sq ft accessory building to be erected 10 feet from his property line. The application received approval.

C) Chari Moyer of 817 Clemens Road requested variance for side yard setbacks and to exceed the 800 sq ft maximum permitted. She was approved to construct a 3 ½ car detached garage off of the existing driveway.

D) The Saalfranks and Parsells of 409 Turnberry Way submitted an application to construct an in-law suite with wheel chair accessibility off of the front of the existing home. The addition required variance from the yard setbacks and was granted by the board.

E) Shawn and Wendy Freed of 370 W Broad Street were granted variances to permit a 40' x 60' pole building outside of the required yard setbacks and adjacent to a second property owned by the Freeds. The application was approved.

F) Chadwick Optical located at 117 Allentown Road received approval to convert an existing commercial use building into 4 apartments and along with the existing duplex the property will assume a residential use.

G) Gouldey Welding located at 84 Allentown Road appealed to construct an 8,200 sq ft industrial addition. Variances were request for front yard setbacks. The application was approved.

OTHER BUSINESS

No further discussion took place.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, May 1st, 2017 at 7:00 p.m. Mr. Worley made a motion to adjourn the meeting. Mr. Kneipp seconded the motion. The motion passed. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Beth T. Gooch,

Planning and Zoning Coordinator