

Ms. Beth Gooch called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, January 6th, 2020. Planning Commission Members present included Jerry DeLong, Keith Kneipp, John Medendorp, Nancy Shelly, Steven Barndt, George Balzar and Douglas Worley. Director of Planning and Zoning Beth T. Gooch, Township Engineer Douglas C. Rossino, and Township Solicitor Eric Wert.

REORGANIZATION

Ms. Gooch asked for a nomination for Chairman. Mr. DeLong nominated Mr. Keith Kneipp and it was seconded by Mr. Worley. Hearing no other nominations, all voted unanimously, 7-0.

Mr. Kneipp proceeded to run the meeting and asked for nomination for Vice Chairman. Mr. DeLong nominated Mr. Medendorp, it seconded by Mr. Worley, and it passed unanimously. Mr. Worley nominated Mr. Barndt, for secretary and it was seconded by Ms. Shelly. All voted in favor.

APPROVAL OF MINUTES

Chairman Kneipp 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. Ms. Nancy Shelly made a motion to approve the minutes from the September 3rd, 2019 regular meeting. Mr. Barndt seconded the motion. The motion passed, 7-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

Allebach Tract (#02-19) Ms. Gooch provided an update to the planning Commission. Revised plans have not yet been submitted for review; however, the project's application for the NPDES permit is underway.

Bayard Estates (#04-19) Mr. Justin Strahorn, W.B Homes, was present to discuss plan revisions for the property along Indian Creek Road. He informed the board that the full 18 foot of cartway will be curbed with a grass strip and sidewalk on the developed side of the street, roughly 1100 feet. A realignment of Indian Creek Road with Cowpath Road is proposed, to create a T intersection with appropriate widening and curbing. After discussions with the Public Works Director the frontage along Cowpath Road will be cleared and the swale will be pushed back. At this time the shoulder will not be paved but the township may complete that at a future date. W.B. Homes has also agreed to move back every single utility pole along said property. Mr. Rossino

added that the adjoining property frontage will be widened by the public works department. Mr. Strahorn pointed out two internal revisions. The reduced cartway width to 26 feet over the wetlands for about 60 feet that then tapers back out. It will minimize the disturbance to the wetlands. It will appear to look like a bridge with fencing over the wetlands but is actually an open bottom culvert. Parking along this portion will be restricted. Mr. Strahorn read through the remaining requested waivers for the project. Mr. Barndt asked if the road is being offered for dedication and if there will be an HOA. Mr. Rossino reported that the HOA will be responsible for the storm facilities and storm piping as well as on the Open Space area on the south side of Indian Creek Road. Solicitor Wert added that the typical land development documents will allow the HOA to access the Township owned property for the purposes of maintenance. Discussion took place regarding the dedication of the roadway. The consensus of the Planning Commission is to recommend accepting dedication of the roadway as well as the open space land offered for ownership to the Township. Mr. Barndt made a motion to recommend conditional preliminary/final approval. Mr. DeLong seconded the motion, and all voted in favor.

NEW BUSINESS

None.

ZONING HEARING BOARD APPLICATIONS

None

OTHER BUSINESS

Ordinance 409-19 Ms. Gooch asked the Planning Commission if anyone had any questions or comments as the hearing to approve the Ordinance had been continued at the Reorganization meeting of the Board of Supervisors on January 6th, 2020. It will resume at the next meeting scheduled for January 20th, 2020 at 7pm. Mr. Barndt asked for clarification on the residential lighting section. Mr. Rossino responded that it was not a new requirement just a clarification of what is currently required.

Mr. Bill Pellak, 107 Winding Way, asked if there was a projected start date for construction for Bayard Estates. Mr. Rossino explained that the project still needs to go before the Board of Supervisors. Mr. Pellak then asked about the Allebach Farm. Ms. Gooch stated that the NPDES application has been submitted and the Township is waiting on revised plans at this time.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, February 3rd, 2020 at 7:00 p.m. Mr. Barndt made a motion to adjourn the meeting. Ms. Shelly seconded the motion. The motion passed. The meeting adjourned at 7:36 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning