

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, July 6<sup>th</sup>, 2020. Planning Commission Members present included Jerry DeLong, George Balzer, Steven Barndt, John Medendorp and Douglas Worley. Director of Planning and Zoning Beth T. Gooch, and Township Engineer Douglas C. Rossino. Nancy Shelly was absent and excused.

## **APPROVAL OF MINUTES**

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes, from the June 1<sup>st</sup>, 2020 meeting and hearing none, Doug Worley made a motion to approve the minutes as submitted. The motion was seconded by Mr. Balzer and all voted in favor. 6-0

## **SUBDIVISION AND LAND DEVELOPMENT**

### **OLD BUSINESS**

Byron and Deborah Hecker (#02-20) Mr. Rossino explained that the project is a lot line adjustment between two properties that are both owned by the Heckers. One property is a flag lot and the other has road frontage. A portion of land is being added to the flag lot. There are a few zoning issues that need to be cleaned up since the flag lot needs to meet the double dimensional requirements of the district's setbacks. According to the consultant everything is a will comply. There is no construction proposed, just an exchange of land from parcel A to parcel B. There are two waivers that are being requested. One is for the scale of the plan and the second is for surveying existing features within 200 feet of the site. A revised plan will be submitted prior to going before the Board of Supervisors. A preliminary final approval is being requested this evening.

Mr. Barndt made the motion, Mr. Worley seconded, and the motion passed unanimously. 6-0

### **NEW BUSINESS**

None

## **ZONING HEARING BOARD APPLICATIONS**

Ms. Gooch informed the Planning Commission that a hearing is scheduled for Thursday, August 6<sup>th</sup>. There are three applications to go before the board. The first is for JBS on 249 Allentown Road for an electrical building that will be located within the front yard and it will exceed the height

limitation for an accessory structure. The second application is for 354 Kempton Court. The property owners are seeking a variance from the rear yard setback in order to construct a roof over an existing deck. The final application is for 424 Turnberry Way for an in-law suite. A special exception is being requested to finish their existing basement.

#### **OTHER BUSINESS**

None

#### **NEXT SCHEDULED MEETING**

The next scheduled meeting is Monday, August 3, 2020 at 7:00 p.m. Mr. Barndt made a motion to adjourn the meeting. Mr. Worley seconded the motion. The motion passed. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning