

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, May 1st, 2023. Planning Commission Members present included Keith Kneipp, Doug Worley, Steve Barndt, Paul Nice, John Medendorp and Nancy Shelly. Director of Planning and Zoning Beth T. Gooch, Township Engineer Tim Wallace and Township Solicitor Eric Wert were also present. George Balzer was absent.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes from March 6, 2023. Hearing none, he asked for a motion to approve the minutes as submitted. The motion was made by Steve Barndt and seconded by Nancy Shelly. The motion carried, 6-0.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

(#02-19) Allebach Tract Ms. Gooch reported that a revised plan will be coming back in front of the Planning Commission and this project will remain on the agenda until the applicant is prepared to request approval.

NEW BUSINESS

Mr. Oliver Gingrich was present as the attorney for Marcho Family LP. To explain the overall proposal for subdivision land development, the Zoning Hearing Board application, and the proposed Zoning Ordinance.

Ms. Nancy Shelly announced that she will be abstaining from any vote this evening.

Mr. Scott McMackin, engineer for the applicant, stated that the property fronts Allentown Road and Godshall Road. There are currently two large buildings and an area paved for parking. The third building on the plan is proposed on top of the existing parking area in the rear portion of the property. It will be for cold storage and dry storage. Existing water and sewer will be tied into. The overall process is to convert it all into one large lot and be zoned Commercial and a revised plan will need to be submitted. The residential lots will remain separate. Mr. Worley asked about the stub onto Godshall Road that was part of the original plan submission. Mr. McMackin explained that the plan has changed and since the proposal will be for one large lot and they will no longer need that stub for street frontage. He added that the plans will be revised, and they will return with a cleaner review letter before requesting any recommendation for the Planning Commission. He

stated that in order to dictate the direction of the revisions, waivers will need to be determined. The applicant is seeking deferrals from all frontage improvements, as well as a deferral to develop stormwater management as this time. Mr. Marcho informed the board that the detention basin on the school property was designed to capture the development of the Marcho lot. Discussion took place about the parking lot that was installed in 2016 and if permits were obtained and stormwater management accounted for at that time. The 120,000 square feet of additional impervious was installed without notification or knowledge of the Township. Mr. McMackin announced that research is currently being done to confirm that the existing basin was designed to handle the additional impervious installed. He added that time is an issue and if additional storm needs to be installed it will exceed one acre of disturbance and require an NPDES permit which adds a year to a year and a half to the timeline. The Planning Commission members recommended that legal agreements be provided or created for the maintenance of the existing basin. Mr. Barndt suggested that the stormwater waivers are a matter for the Board of Supervisors.

Mr. Gingrich announced that the zoning appeal is scheduled for the expansion of the existing non-conforming use.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the board that there are three hearings scheduled for Thursday May 4th. The first is for Mr. Micah Bosico of 781 Crestwood Drive. He is requesting to install a sport court, 30 by 60 feet, closer to the side and rear property lines than permitted in the code. The second application is for the Marcho Family operation on 519 Allentown Road to expand the non-conforming use of the meat processing plant in the Commercial district. The final application is for JBS at the 741 Souder Road property. They are looking to install a new wastewater treatment building that will exceed the maximum height permitted.

OTHER BUSINESS

The rezone application and proposed Ordinance for Marcho Family LP was heard by the Board at their last meeting. No action was taken, and the Ordinance will need to be revised, readvertised and a new hearing conducted.

Ms. Gooch asked for a motion to recommend approval of the Towamencin Act 537 study. The only change from the previous plan is the potential buyer. It is now Pennsylvania-America Water Company. Mr. Worley made the motion. Mr. Barndt seconded, and all voted in favor.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, June 5, 2023, at 7 p.m.

Mr. Barndt made a motion to adjourn the meeting at 7:56 p.m. It was seconded by Ms. Shelly, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Planning and Zoning