

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:00 pm on Monday, October 2nd, 2023. Planning Commission Members present included Keith Kneipp, George Balzer, Steve Barndt, Paul Nice, John Medendorp and Nancy Shelly. Director of Administration and Community Development Beth T. Gooch, Township Engineer Douglas C Rossino and Township Solicitor Eric Wert were also present. Doug Worley was absent.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes from May 1, 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 - Mr. Rick Mast stated that the owner was never going to be the developer but will keep the rental property. Eddy Homes is the new developer. Because of the separation of the existing farmhouse lot a reaffirmation to the original approval is needed. Last time the PennDOT approval was still pending. Cowpath Road was agreed to be widened and paved four feet, now PennDOT is requiring additional improvements. So, the current plan proposes to grade the widening but not to pave it. The right of way has already been accepted during a previous larger Ken Grosse subdivision. Mr. Mast asked for a second recommendation to the revised plan. Paul Nice asked if the shoulder would be improved. Mr. Mast stated that it is the same as the former recommendation just without the paving and confirmed that the intersection was still going to be improved. Mr. Rossino read through the list of waivers previously recommended. He added that the traffic impact fee would be reduced by one lot. Steve Barndt made a motion to recommend final approval to the Board of Supervisors. The motion was seconded by George Balzer, and all voted in favor.

(#01-23) Marcho Family, LP and R&J Marcho Family LP - Ms. Gooch reported that the applicant is working on stormwater calculations and will resubmit before returning to another meeting.

(#04-20) Nice Road - Mr. Scott Camburn, engineer for the project, was present to discuss a revised plan for the property on Nice Road. He stated that the plan shows a 6,000 square foot building for a plumbing supply company. The previous plan submitted in 2021 was done by a

different engineering firm. The applicant has moved the building, drive and parking area to the southside of the PECO right of way. Mr. Camburn went over a few items in the engineer review letter. They will be requesting a waiver from connecting to public water as it is currently 500 to 600 feet away on Schoolhouse. The site is proposed to be serviced by a private well and on-site septic. Mr. Morgan, the property owner, reported that the business will be for two employees and the owner with a total of three trucks. The vehicles will be pulled in overnight. Mr. Rossino added that the building will be required to install a sprinkler system. Mr. Kneipp suggested a deferral for the public utilities instead of a waiver in case there are changes to the use or number of employees.

Mr. Morgan stated that the business will only be using pick-up trucks and vans, no tractor trailers. Mr. Camburn referenced the review letter, and the zoning comments will be revised and addressed. The conservation easement will be discussed between the applicant's attorney and the Township's solicitor. Mr. Rossino added two additional waivers for the detention basin. Discussion took place about Nice Road and possible improvements. Mr. Nice stated that it has never been paved, it has only been stoned. The entrance from Allentown was improved by Gouldey Welding, about 21 feet. He added that Nice Road needs a new box culvert. Suggestions were made to either apply for a low volume grant to improve the road, have the applicant improve the portion along his frontage, or even vacate the road. Mr. Kneipp suggested that it go before the Board of Supervisor before making any recommendations.

There are no proposed plantings in the PECO right of way. A new waiver letter will be submitted, and after a cleaner review letter Mr. Morgan will return to the Planning Commission. Mr. Kneipp asked for a motion to formally accept the plans. Mr. Barndt made such a motion and Mr. Medendorp seconded the motion. All voted in favor.

NEW BUSINESS

(#02-23) Caracausa Acquisitions, LP, Cherry Lane - Mr. Barndt motioned to accept the plans and Ms. Shelly seconded the motion. Motion carried.

(#03-23) 205 Schoolhouse Road - Mr. Medendorp made a motion to accept the plans. Ms. Shelly seconded the motion, and all voted in favor.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch informed the board that the application for 721 Godshall Road is for a 1200 square foot detached accessory structure located in less than the required side yard setback. The applicant will be removing the existing building as well as a smaller shed. The hearing is scheduled for Thursday October 5th at 7pm.

OTHER BUSINESS

None

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, November 6, 2023, at 7 p.m.

Ms. Shelly made a motion to adjourn the meeting at 8:10 p.m. It was seconded by Mr. Barndt, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development