

Mr. Keith Kneipp called the Regular Meeting of the Franconia Township Planning Commission to order at 7:04 pm on Monday, June 3rd, 2024. Planning Commission Members present included Keith Kneipp, Doug Worley, Steve Barndt, Paul Nice, John Medendorp, George Balzer and Nancy Shelly. Director of Administration and Community Development Beth T. Gooch, Township Engineer Timothy Wallace and Township Solicitor Eric Wert were also present.

APPROVAL OF MINUTES

Chairman Kneipp asked if there were any comments or corrections to be made to the minutes from March 4, 2024. Hearing none, he asked for a motion to approve the minutes as submitted. The motion was made by Doug Worley and seconded by Steve Barndt. The motion carried.

SUBDIVISION AND LAND DEVELOPMENT

OLD BUSINESS

(#04-20) Nice Road Land Development – Ms. Gooch reported that the Township is preparing agreements in order to purchase the property along Nice Road from Mr. Carl Morgan. This proposed project will be removed from the agenda for the next meeting.

Mr. Tom Tran was present on behalf of DLKS Properties, LLC. He stated that the property located at 315 Township Line Road is currently an existing appliance and distribution warehouse. The proposal is to add a 5,600 square foot addition to the southwest side of the existing building, and a 1,148 square foot expansion to the existing rear stone area. The stormwater basin will be located in the back of the property. There are a few waivers that are being requested consisting of allowing preliminary/final approval, a waiver from curbing as well as sidewalk and road widening. It will be a warehouse use and parking will be added to meet the requirements. Mr. Wallace added that all trailers will be eliminated to make room for the new parking spaces. The Board will be looking for a conservation easement over the woodland area of the property. Mr. Tran stated that the rest of the review letter will be complied with. Paul Nice made a motion to recommend conditional preliminary/final approval. Mr. Barndt seconded the motion, and all voted in favor, 7-0.

NEW BUSINESS

(#02-24) 640 Lower Road Land Development – Steve Barndt made the motion to formally accept the plans as submitted. Mr. Worley seconded the motion. The motion carried unanimously.

(#03-24) Landis Land Development - Mr. Barndt motioned for acceptance, Ms. Shelly seconded the motion and all voted in favor.

(#04-24) SASD Athletic Fields – The motion to accept the plans was made by Steve Barndt and seconded by Doug Worley. Motion passed 7-0.

ZONING HEARING BOARD APPLICATIONS

Ms. Gooch reported that the application for a proposed warehouse at 24 Allentown Road has been continued at the request of the applicant.

A second application submitted by WB Land Acquisitions is for the property behind Little Zion Church off of Morwood Road. The plan shows 26 single family, age restricted cottages. The hearing will be held on Tuesday, July 2nd.

OTHER BUSINESS

905 Hagey Road – A request for a waiver of land development has been submitted by J.I. Landis Welding and Mechanical. The proposal shows 1,321 square feet of additions to be located on already impervious surfaces. There is no proposed stormwater management as part of the development. Paul Nice motioned to recommend the waiver request. Nancy Shelly seconded the motion and the motion passed.

The Planning Commission voted to approve the Act 537 plan to extend sewer to parts of the Township including High Street, Homestead Avenue, Indian Creek and Schoolhouse Roads, Delp Road, Meadow Wood Lane, Lower and Schoolhouse Roads, and Schoolhouse and Nice Roads. Steve Barndt made the motion and it was seconded by Doug Worley. All voted in favor.

NEXT SCHEDULED MEETING

The next scheduled meeting is Monday, July 1, 2024, at 7 p.m.

Mr. Worley made a motion to adjourn the meeting at 7:27 p.m. It was seconded by Mr. Medendorp, and all voted in favor.

Respectfully submitted,

Beth T. Gooch,

Director of Administration

and Community Development