

**West Nottingham Township
Planning Commission Minutes
January 5, 2010**

The West Nottingham Township Planning Commission held its re-organization meeting on Tuesday, January 5, 2010, at the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

The meeting was called to order at 7:30 p.m. with the Salute to the Flag.

Secretary, Nancy L. Cox, opened the meeting requesting a nomination for Chairman. *A motion to elect Neal Camens as Chairman was made by Dennis Byrne, seconded by Robert Rohrer. Motion unanimously approved.*

Chairman, Neal Camens then asked for nomination for V. Chairman. *A motion to elect Steve Reeves was made by Neal Camens, seconded by Robert Rohrer. Motion unanimously approved.*

A motion to approve the minutes of the December 1, 2009 meeting was made by Neal Camens, seconded by Dennis Byrne. Motion approved. Robert Rohrer abstained .. absent from December meeting.

PRESENT:

Neal Camens, Chairman
Steve Reeves, V. Chairman
Dennis Byrne Member
Robert Rohrer, Member
Nancy L. Cox, Secretary

Eric Todd, Chairperson--Supervisors
Par Vail, V. Chairperson--Supervisors
Gerald Cox, Supervisor
Cindy King, Codes Enforcement Officer
Walter Kimble

PLANS:

LAND DEVELOPMENT PROJECTS--None

SUBDIVISION PROJECTS

McMichael Industrial Park—Six (6) Lot Subdivision—TAX PARCEL #68-6-121

Extension accepted by board of Supervisors at December 2009 meeting—until March 16, 2010.

Hughes Subdivision—Final Plan--25 Gray Horse Road—TAX PARCEL #68-4-11

- Extension accepted by Board of Supervisors at June 16 meeting—until February 28, 2010
- No update

Wicklows Development (Subdivision)-Final—TAX PARCEL #68-2-62

- Planning Commission members acknowledged letter from Spencer Address concerning the “Wicklows Final Subdivision Plan” granting an extension until December 31, 2010.

FOR INFORMATION OR TRACKING ONLY

R. Samuel McMichael—Fireworks Retail Store (Final Plan)

At the June 16, 2009 meeting, “The Board (of Supervisors) consulted the Solicitor and determined that the Secretary should write a letter to the applicant asking him when he intends to put up the escrow for the improvements and record the plans.” No answer.

According to the Municipal Planning Code, he has 5 years from Supervisors' approval to start project.

**Still to do by others:

Applicant to prepare escrow legal documentation for execution

Note: With regard to 90 days to record the plan, per Chapter 27, 311.1 and 314.1, the 90 days comes into play after final approval of the project by the Board and final approval occurs after the financial security has been executed. Therefore, even though the Board approved the final plan on 21 Aug. 07, final approval has not occurred due to the financial security.

✓ No update.

OTHER BUSINESS

- ✓ Eric Todd, Chairman, Board of Supervisors, informed members that the engineering firm of Gilmore Associates has been appointed for 2010. The same procedure (previously used by Stantec) will be followed for getting information on various projects to the Planning Commission. James Gade, Stantec, will continue to monitor the CVS project.
- ✓ David Ross has been appointed to the PC to replace James Lewis, who resigned.
- ✓ The Supervisors have informed the Planning Commission members that Oxford Area Sewer Authority will NOT be running sewer lines. It had been previously reported that the Authority was going to run sewer lines as part of a grant application.
- ✓ Gerald Cox, Supervisor reported the Act 537 Plan is approximately three fourths complete.
- ✓ A representative is needed from the Planning Commission to attend Regional Planning meetings on the fourth Wednesday of the month. Secretary is to contact David Ross to see if he will attend (in the absence of attendee, Steve Reeves).
**Steve Reeves agreed to attend the January 26 meeting.
- ✓ A new Solicitor has also been appointed. Alan Novak of Conrad, O'Brian, etc. law firm will most likely be the representative. John Carnes will remain to complete projects in litigation.

Regional Comprehensive Plan Meeting—January 26--7 p.m.

Zoning Hearing Board—Public Hearing—Wednesday, December 9 7:30 p.m.—CVS signs

- ✓ Decision—*Permission granted per CVS request-copy of decision in CVS file.*

Zoning Task Force Meeting—January 11, 7 p.m.

COMMENTS

- ✓ A long discussion on the progress of the zoning update ensued with many different views for the future of the township.

- ✓ It was suggested to ask the County Planning Commission for an updated electronic copy of the entire ordinance. The general feeling of the group was one of NOT liking a lot of the extra wording. When the project was started, only an ‘update’ was requested, not a totally re-written document.
- ✓ Chairman, Neal Camens encouraged the Supervisors to give the County Planning Commission guidance in what their future expectations are for the township. Many hours have been spent on updating the zoning.
- ✓ Concern was expressed about the Village District and the T.D.R’s. There was discussion about the prospect of sewer in the village.
- ✓ It was a good discussion with many participating and sharing their views. The final synopsis: We need to have a vision for what we want to have here in West Nottingham.

ADJOURNMENT

A motion to adjourn the meeting at 8:55 p.m. was made by Dennis Byrne, seconded by Robert Rohrer. Motion unanimously carried.

- **Chairman, Neal Camens called the meeting to order again at 9 p.m.**
- A letter was received from Herr Foods, Inc. stating they are “submitting an application to the PA Department of Environmental Protection (PADEP) for an Air Quality Plan approval to install a demister on Chip Line No. 3.”
- *A motion to make a copy of the letter received from Herr Foods, Inc. and send to the Board of Supervisors so they can make decisions or comments in the allotted period was made by Neal Camens, seconded by Steve Reeves. Motion approved. Dennis Byrne recused himself as he is an employee of Herr Foods, Inc.*

A motion to adjourn the meeting at 9:04 p.m. was made by Steve Reeves, seconded by Robert Rohrer. Motion unanimously carried.

Respectfully submitted,

Nancy L. Cox

Nancy L. Cox, Secretary