

West Nottingham Township  
Planning Commission Minutes  
April 5, 2016

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, April 5, 2016, at the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

The meeting was called to order by Chairman, Neal Camens, at 8:15 p.m. with the Salute to the Flag. The meeting was delayed due to lack of a quorum.

*A motion to approve the March 1, 2016 minutes, as presented, was made by Neal Camens, seconded by Robert Rohrer. Motion unanimously approved.*

**PRESENT:**

- |                      |                          |
|----------------------|--------------------------|
| Neal Camens          | Tiffany Bell, Supervisor |
| Steve Reeves         | Eric Todd, Supervisor    |
| Robert Rohrer        | Scott Moran, CEO         |
| Nancy Cox, Secretary |                          |

**NEW BUSINESS**

**PLANS:**

**LAND DEVELOPMENT PROJECTS**

**Stoneyfield Estates, aka Martins Community: Preliminary-(E. Ridge & Stoney Lane)**

- Applicant has granted an extension through and including April 30, 2016.
- Component 4B review completed 10/1/2015.
- A letter from Township Engineer, Ron Ragan to CC Conservation District stating the Land Development application was submitted prior to the Township adopting the Act 167 stormwater management ordinance was briefly reviewed.
- Applicant did not attend meeting.
- *A motion to recommend denial of plan based on most recent information from Township Engineer unless applicant grants an extension was made by Neal Camens, seconded by Robert Rohrer. Motion unanimously approved.*
- PC secretary to write letter to BOS asking them to contact applicant for extension.

**SUBDIVISION PROJECTS**

**McMichael Industrial Park—Revised Plan--6 Lot Subdivision—Tax Parcel #68-6-121**

- *The Subdivision has NOT been recorded as of this date (1/2/2013). There is an agreement that must be executed so it can be recorded with the plans. This has not been provided by the applicant. The Township Solicitor has requested that the applicant take care of this as soon as possible. Township Secretary will keep PC informed.*
- No money in escrow for this subdivision. CEO should not contact Engineer or Solicitor concerning this property until escrow is received. **No change. See notes above.**

**Wicklow Land Development (Subdivision)-Final—TAX PARCEL #68-2-62**

- Applicant has granted an extension through and including December 31, 2016.
- Copy NPDES permit No: PA 920001505103-R received -- renewed 3/30/11. NPDES permit received for the project on May 25, 2011. Plans resubmitted August 7, 2008.

## **FOR INFORMATION OR TRACKING ONLY**

### **R. Samuel McMichael—Fireworks Retail Store (Final Plan)—Junction of Rt. 1 Bypass/Sylmar Rd.**

**\*\*Information removed from minutes & agenda. For reference, check files and PC Minute Book.**

### **Update on light at Rt. 272 & Old Baltimore Pike (PC wants to keep informed)**

- **The Supervisors reported the installer is still waiting on poles. A meeting with Penn DOT was scheduled for today but was re-scheduled. Penn DOT will approve the location of poles installation.**

### **Update on new Township map for meeting room wall**

- **Engineer Ron Ragan delivered new map to office before Christmas. Roadmen will replace old map when time permits.**
- **PC secretary to add “reminder” in letter to Supervisors.**

## **OTHER BUSINESS**

### **Oxford Region Planning Commission**

- **David Ross reported the following by email:**
- **Armstrong’s franchise agreement with E. & W. Nottingham is up for renewal this year. Discussion about the potential for trying to negotiate collectively with Armstrong & Verizon, should the latter elect to enter the region. David Ross will draft a letter soliciting interest from the latter.**
- **Cash squeeze at OASA is a potential concern for the four municipalities that have guaranteed the USDA loan (as well as need for ongoing maintenance) and ability to support expansion (e.g., down to West Nottingham). Need to remind OASA that Ed Lennex had pledged to accumulate a one-year reserve to cover USDA debt payments.**
- **Brandywine Conservancy received official confirmation that we have received the National Fish and Wildlife Foundation grant to support ORPC MS4 stormwater planning. Seung Ah Byun will be contacting township engineers and roadmasters to discuss next steps.**
- **ORPC is talking with East Nottingham about the possibility of their rejoining.**
- **Waiting on Upper Oxford and the Borough to decide whether to accept Brandywine Conservancy offer to review our municipal recommended plant and riparian buffer design guidelines.**
- **FEMA has issued revised flood plain maps. We’ll need to update our floodplain ordinance next winter. Representatives from CC water Resources Authority will be attending the April 27 ORPC meeting to discuss. (Supervisors confirmed Ron Ragan is reviewing the maps for WNT).**
- **David Ross asked if someone else could attend the Open Space meeting at Dansko this Thursday.**

### **Update on Meeting with Chester Water Authority**

- **CEO Scott Moran reported the planned route for the new water line is: L. on E. Christine Rd., R. on Stoney Lane, R. on E. Ridge Rd. and L. on Fremont Rd. into Maryland.**
- **Fire Hydrants were discussed. There are no installations fees but Maintenance costs are app. \$400.+ per year.**
- **There is concern about road damage. Discussed possibility of hiring third party to be sure proper repair to roads after installation.**
- **This is still not a definite plan.**

### **County-Wide Act 167—Stormwater Management Model Ordinance**

- **This will be left on agenda for future updates.**

### **On-lot 537 Plan Holding Tank Ordinance-OLDS Plan—West Nottingham Township**

- **The Supervisors have authorized LTL Consultants to begin working on the townships Component 2M Planning Module once files are received from Ragan Engineering. **No update.****

## COMMENTS

- Neal Camens will attend CCPC Planners Forum (as mentioned in March 1, 2016 minutes). The forum will be held on May 25 from 8-10 a.m. The time will be spent with each attendee sharing a success and challenge or question. Neal suggested as a success the increased threshold for requiring stormwater management for agricultural projects in the County-wide Act 167 Ordinance and as a challenge, how to engage development using transferable development rights (TDRs). This will also be a chance to meet the new director of the CCPC.
- Brief mention for replacement of Secretary, Nancy Cox. She expects that June will be her final meeting as she & her husband Gerald are moving to Florida.

## ADJOURNMENT

- *A motion to adjourn the meeting at 8:33 p.m. was made by Neal Camens, seconded by Robert Rohrer. Motion unanimously approved.*

Respectfully submitted,

Nancy L. Cox, Secretary

*Motions are in bold italics for easy recognition when looking for past information in the minutes. This will continue.*

**The ‘happenings’ of the present monthly meeting will be in bold print.**

Important information from past meetings **and** continuing information will be in regular type.

*A short note at end of minutes will state the above...until further notice.*