

**West Nottingham Township  
Planning Commission  
MEETING MINUTES  
November 1, 2016**

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, November 1, 2016. The meeting was held in the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

**IN ATTENDANCE:**

**Board members:**

Neal Camens (Chairman)  
Dennis Byrne (Vice Chairman)  
Robert Rohrer  
David Ross  
Steve Reeves  
Candace Miller, Township Secretary

**Other Township Officials and Members of the Public**

Tiffany Bell (Supervisor)  
Scott Moran (CEO)  
Pete Eisenbrown (Township Engineer, LTL Consultants)

The meeting was called to order by Chairman, Neal Camens, at 7:30 p.m. followed by the Salute to the Flag.

Neal thanked Candace for filling in for Charice Russell, Secretary of the Planning Commission.

A motion to approve the October 4, 2016 minutes, as presented, was made by Steve Reeves, and seconded by Robert Rohrer. Motion approved by all members in attendance.

**LAND DEVELOPMENT PROJECTS**

There are no projects at this time.

**SUBDIVISION PROJECTS**

**Novello 2-Lot Subdivision (Subdivision plan)**

A motion to accept the preliminary plan for the Novello 2-Lot Subdivision was made by Neal Camens and seconded by Dennis Byrne. The motion was approved unanimously. There was discussion regarding the preliminary plan submittal, specifically whether or not it should be considered a preliminary/final plan submittal. Pete suggested that the applicant could ask for a waiver for the plan submitted to be reviewed as a preliminary/final plan. There was discussion about how Pete should review the plan and what would be most helpful and of value to the applicant. It was agreed that the plan would be accepted as a preliminary plan but Pete should review it as a preliminary/final plan submittal, keeping the comments separate until such time that the applicant submits a waiver.

**Wicklow Land Development (Subdivision) /Final**

There was discussion about the review period for the Wicklow Subdivision. Neal asked Candace to notify Spence Andress about the expiring review period and whether or not the NPDES permit for the project was renewed.

## **NEW BUSINESS**

### **Campbell Conditional Use Hearing**

A conditional use hearing is scheduled for Thursday, November 3, 2016 to hear the application of Ron Campbell who wants to build an automotive repair/auto sales facility at 48 Sylmar Road. There was discussion about the type of septic system on the lot; no one was sure what had been installed, but there was confirmation that it had been approved by the Health Department. Neal wanted to know if the applicant submitted a plan with his application. Candace said he submitted only the application. Scott was concerned that there was a conditional plan approval for a fireworks store but the plans had yet to be recorded because the conditions for the improvements escrow had not been met. Neal suggested the Planning Commission might want to recommend a condition to require a new land development plan for any changes to the original plan. Scott agreed. David asked if Scott was going to be at the hearing. Scott said yes. Neal said he didn't feel comfortable making informative comments without more details. Scott said he would make sure the applicant understood that a new land development plan would be required if there are changes to the conditionally approved land development plan, and he would be required to comply with current storm water management regulations. There was discussion about the extensions granted by the legislature for permits and plans. Scott said time is running out and the owner of the property will need to do something soon. David wanted to make sure that the discussion about the applicant submitting a new land development plan if there are changes to what was conditionally approved is conveyed to the Supervisors. Scott said he would be at the hearing and would make the recommendations discussed by the Planning Commission.

### **Harnish Zoning Board Decision**

The decision letter for the Harnish Zoning Board Hearing was provided to the Planning Commission members. The variance was granted. The decision letter is on file with the Township Secretary and in the Tax Parcel file.

### **Zoning Variance Request – Christine Dolinger**

A zoning variance request was submitted by Christine Dolinger. She wants to split a parcel and is seeking a variance from the 50-foot minimum access requirement. The lots would share a driveway. The members looked at the plan and discussed the variance application. There was concern about the future implications of a shared driveway. Scott recommended sending a letter of concern to the Zoning Board. Neal suggested the Zoning Board consider how the driveway will be used later down the road when the property is sold or owned by two different individuals. Tiffany asked about requiring a driveway agreement. It was agreed that a driveway agreement would be helpful but it doesn't necessarily eliminate future disputes; just look at the issues with the residents on Kimble Road. David said the plans aren't fully informative; some dimensions are missing. It was also noted that Herr Drive was not depicted on the plan. The members wanted to know if the applicant had considered a driveway for the back lot that connects directly to Herr Drive. Neal noted that historically, the Planning Commission doesn't offer comments on whether a request is a good or bad idea; just information. David made a motion that in light of the challenges the township has faced in the past with shared driveways and private roads shared among multiple owners, the Zoning Hearing Board consider the location of the three lots in terms of potential future uses and proximity to Herr Drive when reviewing the plan. The motion was seconded by Dennis, and approved unanimously.

## **OLD BUSINESS**

### **ORPC**

The October ORPC meeting has been cancelled; the next meeting will be on December 28, 2016.

### **Act 167- Storm Water Management**

Pete attended the Act 167 Storm Water Management Symposium. He reported there is no effort to make any changes or look into the concerns brought to the table by the municipalities, specifically to raise thresholds for agriculture and individuals in more rural areas. He added that there was also no support for the changes to be made because there is no manpower or funding. Pete noted that requirements differ depending on the location and county. In some places it is quantity versus quality of run-off. Neal said the EPA is upset that the water coming from Pennsylvania is dirty when the water coming from New York and Maryland is cleaner. Agriculture run-off is allegedly the problem. Starting next year (this fiscal year), the County will have to visit 50 farms to discuss run-off requirements and mitigation efforts with the land owners. David said a majority of farms in Pennsylvania do not have conservation plans. Neal said we will need to do our best to live with the current ordinance and try to help residents make the best of it. Pete added that the EPA (which is pushing PADEP) is not interested in making things easier. The municipalities don't own the land where the problems exist, which complicates efforts to resolve issues. He provided the members with the handouts from the meeting.

### **Act 537 – OLDS & Holding Tank Ordinances -- Component 2M**

Pete touched briefly on the information sent to the Planning Commission. Tiffany noted changes to be made on page 7 of the Component 2M: boxes were checked "No" for individual notification and newsletters. Both should be "Yes"; the township plans to send notice out with tax bills in the spring and a newsletter is published three times a year in electronic form, with approximately 60 mailed out to residents who requested paper copies. Pete reviewed the attachments to the Component 2M. He said the language may change; he intends to list how the township plans to meet specific goals. He added that no matter what is submitted, he expects to receive comments from PADEP. Exhibit A is the map depicting the three pumping areas. There was discussion on the boundaries. No changes were made. Pete explained map #5, the community facilities map. David noted that the village was included but there are no public facilities. Pete said he would remove the village. There was discussion about industrial waste and domestic sewage. Pete said that the mobile home parks are considered domestic sewage whether they have tanks or community facilities. If they have a tank and it is pumped, it has to be addressed. Pete added that he took the PADEP model ordinances and made changes. The goal is to pass the ordinances onto the Supervisors with the Planning Commission's comments so the Township Solicitor can review and prepare the ordinances for public comment and a hearing in late winter. The idea is to require Area 1 to begin providing pump out information in June or July. There was discussion about getting residents on track with pumping and that it might take several years to sort matters out. Tiffany stated there should be a grace period. There was discussion on how haulers would report pump outs. The resident is responsible for providing proof; but a receipt from the hauler would be adequate. There was also discussion on what entities track or save pump out data; the OASA and county health department no longer maintain databases for that kind of information. There was discussion on tracking the information within the township and the administrative challenges associated with that effort. Tiffany said the township could provide a form to the haulers; ultimately, the administrative details will be handled by the Supervisors. Robert suggested that Pete is the expert and the Planning Commission should trust him to make recommendations that are in the township's best interest. Pete wanted to know if the township wanted to maintain a separate hauler list. Tiffany said it wasn't necessary; the county's list would be sufficient. Pete suggested a "FAQ" list for the website to address common questions for residents. A motion to recommend the Component 2M package, exhibits, and ordinances, as prepared by the Township Engineer to the Board of Supervisors was made by Steve and seconded by Robert. The motion was approved unanimously. The members agreed that David should review and send comments directly to Pete and the Supervisors.

**PUBLIC COMMENT**

There was no public comment.

**ANNOUNCEMENTS**

Neal announced that the Supervisors will hold meetings on November 8<sup>th</sup> & 22<sup>nd</sup> at 7 p.m.

**ADJOURNMENT**

A motion to adjourn the meeting at 9:22 p.m. was made by David Ross, and seconded by Robert Rohrer. Motion unanimously approved.

Respectfully submitted,

Candace Miller, Township Secretary