

Minutes of Planning Commission Meeting
January 8, 2024

In Attendance:

Frank Best, Esq.
Sean O'Neill, Esq.
William Normoyle
Alan Thomas
Thomas Nowlan
Lisa LaCroix
Dr. Brian Kelly

Also attending:

Dan Daley from E.B. Walsh
Melissa Rheinstadter for Lamb McErlane, P.C.
Jim Wendelgass
Representatives of ACMEC

The meeting was called to order at 6:30 P.M.

The first order of business was the election of officers for the coming year. Mr. Normoyle nominated Mr. Best as Chair. It was seconded by Alan Thomas and unanimously approved.

Mr. O'Neill nominated Mr. Normoyle to be Vice Chair. Seconded by Mr. Thomas and unanimously approved.

Mr. Normoyle nominated Mr. O'Neill to be the Committee Secretary. It was seconded by Mr. Best and unanimously approved.

Mr. Thomas nominated Dan Daley and E. B. Walsh to be the Committee's engineer. It was seconded by Mr. O'Neill and unanimously approved. Mr. Thomas also nominated the law firm of Lamb McErlane to be the Committee's Solicitor. Mr. O'Neill seconded the motion which was unanimously approved.

ACMEC

Vincent Mancini, Esquire and representatives of Yerkes were there for the applicant. Mr. Mancini went through the history of the site, prior litigation, the resolution of the litigation and the current application.

The primary issue is whether the resolution of the litigation allows paving and associated landscaping and stormwater facilities to be outside of the area designated on the map of the site. The Committee discussed the matter and looked to the advice of the Solicitor, who opined that she believed that this was legally acceptable.

The next issue was the issue of buffering. A landscaping plan has been prepared. Rick Campbell, a neighbor from Skyline Drive, was present and stated that there needs to be more buffering between the proposed construction and Skyline Drive. The applicant agreed to work with Dan Daley to come up with a better landscaping plan.

Two waivers have been requested. The first is a waiver from the requirement of completing the four step design process. Dan Daley recommended that waiver. The second is a waiver from the requirement of doing a hydrogeological study. Dan Daley also recommended this waiver.

There was also a discussion of the existing barn on the property, which is in bad shape. The Committee felt strongly that the applicant should address this issue and recommended that it apply for a demolition permit if that's what it wishes to do.

After discussion by the Committee, Mr. O'Neil made the following motion:

The Planning Commission recommends to the Board of Supervisors that it approves the application of ACMEC and that it grant the requested waivers subject to the following:

- The applicant should begin the process of dealing with the barn on the property, since it presents a health and safety issue. The Committee does not oppose demolition and believes that any work on a barn proceed on a separate track from the proposed construction under the current application.

- The Committee recommends that the Board not require the applicant to do an additional traffic study.

- The applicant should comply with the notes on the Plan and the conditions as set forth in the document which memorializes the resolution oof the previous litigation.

- The applicant shall work with Dan Daley to come up with a landscaping plan which addresses the requests of the neighbor and which is acceptable to the Township.

- The applicant should comply with any other comments in Dan Daley's review letter.

The motion was seconded by Mr. Best and unanimously approved.

There was no additional business.

Mr. Normoyle made a motion to adjourn. It was seconded by Dr. Kelly and unanimously approved.

The meeting adjourned at 8:15 P.M.

Respectfully submitted.

James Wendelgass, acting Assistant Secretary
