

PENN TOWNSHIP
Planning Commission Minutes
January 9, 2008

Members Attended:

Bonenberger, Newbold, Selinger, Sinsheimer.

Public:

Ross Unruh, Esq. and Mark Padula of Regester representing Jackson Immuno Research
John Highby of Arrow Consulting

Call to Order: Sinsheimer called the meeting to order at 7:40 p.m

Reorganization: Lacking full attendance, it was unanimously agreed to defer reorganization to the next meeting.

Approval of Minutes:

Minutes from the previous meeting were not available.

New Plan Reviews:

Jackson Immuno Research—The Engineer's review was not available, so the full review was deferred to the next meeting. Sinsheimer asked about the status of sidewalks along Baltimore Pike. The applicant responded that the matter depends at least partly on PennDOT. Applicant was advised that the Planning Commission (PC) expects sidewalks.

It was noted that there is a stormwater basin on the Jackson site that serves the adjacent business park and is not nor will be used for stormwater runoff from the Jackson site. The applicant agreed to look into whether there is an easement for the basin. This matter should be resolved prior to plan approval.

The applicant will request a waiver from the requirement to infiltrate the 100-year storm, and was advised that this is a matter for the BOS.

Sinsheimer will request Scott Allen to send the engineering review to Mark Padula.

Stonebridge:

The PC considered review letters from McCormick-Taylor (MT), LTL, and CCPC. All expressed concerns regarding the large portions of the tract that lie within the Flood Hazard District and within delineated wetlands. The LTL letter also noted that high water table, which may further reduce net tract area, is not mapped. The PC was in agreement that the plan should not be approved unless these potential constraints could be fully addressed. A detailed recommendation will be written in consultation with Scott Allen (MT) presumably at the next meeting, when he is expected to attend.

Sinsheimer moved to continue the meeting to the next regularly scheduled meeting for the purpose of reorganization. Seconded by Newbold. All voted in favor.

Minutes taken by Newbold

Signature Approval:



Tom Sinsheimer, Planning Commission Secretary