

PENN TOWNSHIP
Planning Commission Minutes
April 12, 2006

Members in Attendance:

Marcello - Chairman, Sinsheimer - Secretary, Bartels, Newbold

Albert Federico - McCormick Taylor Engineers Terry Bonenberger - Penn Township Zoning Officer
Terry Muto – Jennersville Investments, Timothy Smith – Iacobucci, Susan Matson – Kelly
Engineers, John Jaros – Riley, Riper, Hollin & Colagreco.

Public: Dan Schindler, John May, Tom Barlow, Eric Anthony Tracy Lisi, Maia Sheete, Steve May,
Dwayne Degler, Joanne Swirsding, Frank Roberts, Eric Anthony.

Chairman Marcello called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.
The meeting minutes from March 22, 2006 were reviewed. Motion to approve was made by
Newbold and seconded by Sinsheimer – all voted in favor 4-0.

PC Vacancy

An interview was conducted with Tom Barlow, regarding the open position. The PC intends to
make a decision at its meeting of April 26th.

Hoopes Minor Subdivision

Regarding the application for final subdivision of 17 acres on Sunnyside Road. Motion to
recommend approval subject to conditions being met regarding the letter of 4/12/06 from Coleman.
Motion to approve was made by Sinsheimer and seconded by Marcello – all voted in favor 4-0.

Bartels

Represented by Jaros, Smith and Matson regarding letter of 4/10/06 from Al Federico. Al Federico
to meet with applicant regarding the following ten items:

1. #1602,D.1.a – applicant has requested a determination from the Solicitor regarding the
applicability of this ordinance to residential buildings.
2. #17 – proposed alignments of the internal storm sewers appear unsystematic – talks to
continue with Al.
3. #22 – applicant is strongly encouraged to submit profiles of the proposed culverts, storm
sewers and potential conflicting utilities.
4. #23 – centerline profiles fro emergency access to Road E should be provided.
5. #25 – SLDO 417.14.1 – Corby Road improvements to be provided.
6. #30 – applicant to provide a traffic impact study.
7. #34 – SLDO 301.4.0.3 – preliminary plan should include the proposed location of buildings.
The note on Sheet 5, regarding the replacement of Lots 133 & 134 should be removed from
the plans.
8. #36 – Lots 113-130 should be shifted clockwise around Road C, allowing for the pipe
discharging into Basin 1 to be placed at the low point of Road C – applicant to provide PC
after meeting with Al.
9. #43 G – Emergency spillway for Basin #4 flows direction into Corby Road. Either a swale
along Corby Road or alternate outfall location should be provided.
10. #43 H – SLDO 416.1.B – the entire 2 year pre-development run-off volume must be
infiltrated.

Concerns from public:

- To keep existing tree line
- Planting of trees between properties (Bartels & Londonbrook)
- Timing of building process

Not enough members present for a quorum (4 attending with Bartels abstaining).

Jennersville Investment

No further information regarding February 1, 2006 letter from Al Federico. Denial for preliminary plan recommended. Plan does not conform to present zoning or prior zoning ordinance. Motion by Sinsheimer and seconded by Marcello – all in favor 4-0.

Terry Muto left meeting prior to PC decision for recommended denial.

Route 896 Task Force Plan for Recommendation

To be discussed at next meeting

Storm Water

Newbold to provide draft ordinance.

Township Road Ordinance Improvements

Al to provide table to PC – update ordinance to state new road mix that Penn Dot is using (Geo Text Tile).

Business Park Ordinance Within Industrial Zone

Marcello to meet with Bill Finnen

Lighting Ordinance

Selinger to address at next meeting

Sinsheimer to ask a member of the Conservation District to attend one of the PC meetings.

At 10:25 p.m. motion to adjourn made by Newbold, second by Sinsheimer all voted in favor 4-0.
Minutes taken by Linda Renzi, Assistant to the Planning Commission Secretary

Signature Approval: _____

Thomas H. Sinsheimer, Secretary