

PENN TOWNSHIP
Planning Commission Minutes
April 26, 2006

Members in Attendance:

Marcello - Chairman, Sinsheimer - Secretary, Bartels, Newbold

Albert Federico-McCormick Taylor Engineers, Terry Bonenberger - Penn Township Zoning Officer
Public: Maia Sheete, Calvin Bonenberger

Chairman Marcello called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

The meeting minutes from April 12, 2006 were reviewed. Motion to approve, with corrections, was made by Newbold and seconded by Sinsheimer - all voted in favor 4-0.

PC Vacancy

The PC recommends to the Supervisors that Calvin Bonenberger be appointed to the vacant position on the Penn Township Planning Commission. Motion was made to approve by Newbold and seconded by Sinsheimer – all voted in favor 4-0.

Bartels – Preliminary Plan

Timothy Smith – Iacobucci, PJ Close – Kelly Engineers, John Jaros, attorney – Riley, Riper, Hollin & Colagreco, Don Urban – Iacobucci

Applicant met with Al Federico on 4/18/06 to discuss the remaining 43 items that were brought up at the 4/12/06 PC meeting. This is the third plan revision by applicant.

- Newbold discussed pre and post development storm water runoff, 2 year and 100 year storms, with PJ Close of Kelly Engineers. PC would also like to see tables for other storms included by the 5/10/06 meeting.
- PC requests the applicant provide additional landscaping between this development and LondonBrooke. The applicant indicates that he believes, and has contacted the township solicitor, that the landscaping ordinance does not apply to this development.
- Applicant requests a recommendation at the 5/10/06 meeting.

PJ Close is to provide the endangered species survey.

YMCA – Preliminary Plan

Bob Brucker – YMCA, - and Michael Kaszyski – Gilmore Associates.

Regarding the letter of April 21, 2006 from McCormick Taylor.

- The Julian Well, located on the YMCA property, was discussed regarding water in case of a fire. The Jennersville Regional Hospital uses this well at the present time. No study has been done regarding the pressure and volume of water from the well when it is being utilized by the hospital. Also, comment was made that the well may be turned off by the hospital. YMCA is researching fire hydrants on the property in lieu of the well. The Fire Marshall may recommend the number of hydrants that will be required.
- Additional lighting of the gravel lot was discussed. Applicant commented that the gravel lot is not used after dusk and should not need lighting. PC suggested that access to the lot be prevented by the use of a locked gate after dusk.
- Traffic issues and stormwater management were discussed .

Route 896 Task Force Plan for Recommendation

The Penn Township Planning Commission supports the Routs 896 Corridor Plan and recommends that it be adopted as part of the Comprehensive Plan.

The Planning Commission suggests adding brief descriptions of traffic calming measure that might be used at the intersections, entrances to villages, and typical sections, together with a discussion of how such measures could enhance the objectives of safety, mobility, and quality of life.

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

At 11:00 p.m. motion to adjourn made by Marcello, 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