

MINUTES OF THE BEDMINSTER TOWNSHIP PLANNING COMMISSION

Meeting Date: July 6, 2009

Planning Commission Members Present: Ron Dise, Chairman
Dorothy Longacre, Vice-Chairman
John Spiegel, Member
Anita Cox, Member
Daryl Rice, Member

Staff: Tom Fountain, Engineer
Jonathan Reiss, Solicitor
George Spotts, Planning Consultant

Absent:

The meeting was called to order by Chairman Dise at 7:33p.m.

Minutes

A motion was made by Anita Cox, seconded by Dorothy Longacre to approve the work session meeting minutes of May 24, 2009. A motion was made by Dorothy Longacre, seconded by Anita Cox to approve the regular meeting minutes of June 1, 2009. A motion was made by Daryl Rice, seconded by John Spiegel to approve the work session meeting minutes of June 17, 2009. The Commission also decided that there would be no work session meeting held in July. All motions passed unanimously.

Telvil/Linwood Rice Subdivision

Melissa Bottiger from Irick, Eberhardt & Mientus, engineer for the applicant and John Garris, developer of the property, were present. Tom reviewed his letter of June 1, 2009, most items were of a technical nature and the applicant will comply. A few of Tom's points were discussed. Melissa stated her firm sent a letter to the Dublin Fire Chief for approval of the fire hydrant locations and has not received a response. Tom stated that he would try to contact the Chief and get a response. Melissa passed out a letter from Entech, the Authority's engineer, in reference to the approval needed for the stormwater basin outfall pipe. Melissa asked the Commission to consider a waiver from the requirement of having a drinking fountain in the tot lot area of this development. A motion was made by Daryl Rice, seconded by Anita Cox to recommend to the Board of Supervisors that they waive the drinking fountain requirement. George Spotts mentioned to the Commission and applicants that he reviewed the open space plan and that a reference to the Township Playground Ordinance should be added. A motion was made by John Spiegel, seconded by Anita Cox to grant conditional final approval with the following conditions; Tom Fountain's letter of June 1, 2009, wording acceptable to the Township Solicitor about the driveway relocation of Mr. Rice's lot, the added reference of the Township Playground Ordinance to the open space plan, all waivers should be noted on the final plans and money will be held in escrow for the future striping of a crosswalk. Ron Dise asked if there was any public comment, there was none. All motions passed unanimously.

Healy Minor Subdivision

Bill McNaney from Van Cleef Engineering and the owner, Mr. Healy were present. Bill summarized the plan for the Commission. Tom reviewed his letter of July 2, 2009. A discussion was held to explain to the applicant and his engineer the need to have the natural resources protected by some easement, covenant or plan notation. George reviewed his letter of July 2, 2009. A letter from Van Cleef dated June 11, 2009 outlining the requested waivers was discussed. The Commission felt that signage should be installed along Mr. Healy's property for the protection of cyclists. Tom was asked

to review the costs and subsequent maintenance of these signs with the Township public works department and report back to the Commission. Ron asked if there was any public comment, there was none. This plan was tabled.

Lampire Sketch Plan for Farm School Road

Mr. Richard Pratt, attorney and the applicant Mr. Krug were present. The Applicant discussed his plans for rebuilding two barns on his property, a very large bank barn that was destroyed by fire last year and a cow barn with a second floor and a bridge between the two barns. The applicant explained that they are asking the Commission and the Board of Supervisors for a waiver from land development. Mr. Krug discussed that he felt that since he was rebuilding the bank barn and the cow barn with a second floor and that no additional animals or employees would be added, that this would not warrant land development. A motion was made by John Spiegel, seconded by Dorothy Longacre to recommend to the Board of Supervisors a waiver of land development.

Lampire Sketch Plan for Applebutter Road

The Commission reviewed plans for a 30x95 addition to the existing building. The applicant explained that the addition to the lab is needed to bring it into compliance with some requirements for the cleanliness of processing the products in their laboratory. The applicant also explained that there would be no additional employees and no additional water or sewer services. The owner Mr. Krug is asking the Commission to support a waiver of land development. The applicant's engineer discussed that they understood that the stormwater management system would need to be upgraded and agreed to do so but he discussed why he believed land development was not needed for this project. The Commission asked Tom Fountain to list all the items under the ordinance that this plan would require of the applicant. This list will be discussed, along with the revised stormwater plan and a few other items the Commission asked to see on the plan, at their next meeting. This plan was tabled.

General Matters

The Commission decided that because of the late time and that our regular Solicitor was on vacation, the Stormwater Ordinance review will be tabled until the August 3, 2009 meeting.

There being no other matters or public comments the meeting was adjourned at 9:44 p.m.

Respectfully Submitted,
Dawn Cook, Bedminster Township Land Use Manager