

BRIGGS PROPERTY, NAAMANS CREEK ROAD (19 Lot Subdivision): Ken advised Mark that he did not get a set of his plans at last month's meeting. Mark Pedula, Register Associates, Inc., representing Mr. Briggs and his daughter, gave a quick review of the plans for the subdivision, and Matt covered the review letter. Creating a storm water management was reviewed in detail to make sure that the surface water of some of the very flat lots will drain effectively. Ken questioned Matt about the storm water basin discharge affecting the existing sanitary sewer system, as indicated by Walt Fazler in his letter; Matt was just made aware of that. Mark talked with Walt about that and came up with a solution which he shared with the Commission. Matt then continued with a review of the comments regarding the storm water management.

Ken asked if there was any way to incorporate a design feature to allow for possible wet basements being that it is a flat area. Matt said the basements would be underdrained, we had talked previously about the basements being wet. Matt said there will be storm sewers along each lot at some location for the sump pumps to discharge into.

Ken asked Mark if John Slowik and the Rowe property had been contacted about their trees; Mark replied that they had not, as he thought that was to be discussed at the workshop. Ken thought Mark was going to contact them to work out what they wanted and what he had in mind. Ken wants to see that on the plan.

Ken asked Matt for his opinion on the Stop Sign at Zebley that they had discussed earlier. Matt said he would not suggest that Stop Sign; he suggested they build, operate, and address it later. Ken also questioned Matt about a hump in the road Will it be removed? Matt said it is not on the plan.

Ken asked if street names have been assigned; he would like to have them. Matt said he does not have them yet. Ken asked if a sign would be installed on Naamans Creek Road in the front; Mark does not have the answer to that. The staging area for the trucks was questioned by Ken; he suggested that it be away from the residents who are already there. Matt suggested that Lot 1 be designated. Mark stated that a lot of the trucks will be gone before the lots start to sell. Ken said that the trucks going out on Naamans Creek Road could be an issue and asked Matt if there is a way to resolve that and place it on the plan. Ken requested a sign be placed stating that no trucks be permitted to go out on Zebley Road.

Referring to Matt's letter, Item 3, Ken asked Matt if the meeting was a recommendation. Matt said he thought it was a good idea for someone to be present from the Planning Commission when talking to the neighbors about the development. Ken volunteered, please call him when a date is set (484-995-8309).

Ken asked Matt if he's comfortable with the drainage being proposed for the flat property so the residents won't be back before the Planning Commission complaining. Matt is trying to make sure the water drains where it needs to go. Lou asked if they are considering the elevation of the houses on the flat properties. Matt replied that some houses are being placed above the ground.

John Slowik, 1276 Zebley Rd.: Ken commented that John would like a water lateral placed in front of his house because, ultimately, he wants to tie in. Matt said John could establish the placement of the lateral now. Ken believes John is concerned about what will happen when the building and blasting begin on the new development.

Bonnie Mandos, 1272 Zebley Rd.: Bonnie is concerned that the rock behind her property will need to be removed; she would like to be on the plan because of her well.

Janice Turner, daughter of Mr. Briggs, questioned who will be included in the meeting. Mark stated it will be those on either side of the landscaping.

Lou referred to the comment on Page 4, #32, regarding the trees required. Matt asked if the Planning Commission had a preference on the type of trees to be planted. Lou commented that those trees that create the little balls aren't very good for the storm management system. Trees being considered are those suggested by professionals and are usually those in the ordinance.

Ken again requested a complete set of plans; Mark stated he will have them tomorrow afternoon.

Ken made a motion to approve the preliminary plan based on and including the conditions stated by Matt. Larry seconded the motion. Mark reiterated that they will be back next month with all the details discussed tonight and Matt's letter will expedite the process regarding any items discussed. Motion was unanimous.

RAY BROWN, 1515 Garnet Mine Road: No one was present.

LIONTI PROPERTY, Booth Drive: No one present.

NEW BUSINESS:

CHRIS PANARELLA, Land Development, Kirk & Foulk Roads: Ken stated that this property is located on the corner of Kirk and Foulk Roads. Jack Robinson, an Engineer representing Thomas Panarella and Chris Panarella, reviewed the plans for the audience.

Ken asked if there was an issue with their present building (Century 21) and storm water management necessitating the Township to use the property behind their building for an area for the water. Will the calculations be in this? Jack pointed out the areas where the water will go.

Ken asked Matt about another road coming off Foulk in that area. Matt says there is a concrete barrier there now, and he does not see how that would go. Ken suggested a provisional emergency exit through the back of their other property. Traffic turning off Kirk Road onto Foulk Road at peak times was discussed. The 5-foot divider at the

entranceway was questioned by Larry. Ken questioned the height of what looks like a stone wall in an area of the parking lot and asked for a second entrance to the property.

Jack said the presentation tonight was merely for getting comments and suggestions from the Planning Commission. They will be returning with plans in the future.

Lou made a motion to adjourn the meeting at 8:51 PM. Bill seconded the motion. Motion was unanimous.

Respectfully submitted,

Joyce M. Groer