

**EAST MARLBOROUGH TOWNSHIP  
PLANNING COMMISSION  
MINUTES OF DECEMBER 1, 2009**

Mark Benzel, chairperson, called the meeting to order at 7:30pm in the township building. Additional commissioners present Susan Beach, MaryNell Ferry, Christine Kimmel and Pat Montague. There was a quorum present.

1. Minutes of October 27, 2009. Motion to approve Commissioner Beach. 2<sup>nd</sup> Commissioner Kimmel. Minutes approved.

2. Lingo Subdivision – 2 lots on Oak Tree Road.

Representation: Greg Lingo, owner; Russell Losco, Lanchester Soil Consultants, Inc.; Charles Karat, Stantec (land surveyor)

Proposal to create two lots from 9.6 acres. Commissioners discussed with Mr. Lingo, Mr. Losco and Mr. Stantec the problematic issues of this proposal. Commissioners pointed out the need to create a plan that reveals to purchaser the pending issues relating to building a home on this acreage. Major areas of concern pertaining to the lot and land development plan:

- a. realistic building envelope/a visually clear design/suggestion to move home placement forward to lessen impact on existing stand of trees
- b. storm water management requirement clearly noted and listed as required installation at time of construction
- c. landscape buffer location noting locations and specific number of plantings using native species

Motion by Commissioner Benzel: Recommend approval contingent of meeting all requirements and recommendations of township consultants including landscaping with native plantings, storm water management requirements and building envelope with proposal to shift house forward. 2<sup>nd</sup> by Commissioner Montague

Yes – 3

No – 1

Abstain - 1

3. Eckman Land Development Plan – updated, recordable plan, providing for offices in second story of two existing buildings. No representation present. No action.

4. Commissioner Beach made the commissioners aware of the purchase of White Wing South acreage by Longwood Gardens with the intention to use the existing buildings for implement storage.

Adjournment 9:05pm

Respectfully submitted

Ruth Plaughner, Secretary