

EAST MARLBOROUGH TOWNSHIP

PLANING COMMISSON

MINUTES OF AUGUST 28, 2007

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

There was a quorum present.

1. Public Comment - None
2. Stevens Subdivision- Application for an extension is not ready for approval, therefore, this issue was not addressed at this meeting.
3. Grace Fellowship Church-Minor Subdivision for future proposed church access.

Representatives of church present: George Asimos, Andrew Defonzo, Paul Tebo

Conditional approval has been received for this project.

Mr. Asimos provided a sketch plan illustrating where the 2 lots will be located following completion of this subdivision. The church proposes to purchase one half of an adjacent half acre lot owned by the Musser family. The letter of August 22, 2007 from township engineer James Hatfield was reviewed.

Waivers received approval. There will also be a driveway issue with Cemetery Lane and the Musser property that will be corrected.

Motion by Commissioner Beach to approve subject to meeting all of the requirements of Jam Hatfield's letter and meeting the requirements of the 10 waivers listed. Second Commissioner Ferry. Approved.

4. Sketch Plan for DeSeta Property (Whitewing Farm) – SFD lots on Valley Road

Representatives present Richard Longo, Barry Stengel and E. J. DeSeta

Mr. Longo introduced himself and gave background information pertaining to his history with the DeSeta family and his work on this project. Using Sketch Plans, Mr. Stengel provided a description of the approximately 23 acres property, layout of subdivision plans, plot layouts, information regarding the extension of Merrick Lane, access issues along Valley Road and usage plans of existing buildings. Following the representatives presentations, Chairperson Mark Benzel comments included:

- the existing apartments could no longer be used as the zoning is for single family subdivision. When asked about the current status of these dwellings, Mr. DeSeta said only employees and/or family currently use these apartments

-research must be done to verify the current legal status of the proposed Merrick Lane extension.

-the proposed layout is not acceptable with individual driveways onto Valley Road

-the property is better suited to cluster home development thus resolving the driveway issues along Valley Road

-storm water management would be for the cluster rather than individual lots

-current plan includes a flag lot that the township prefers not to create and this type of lot would not be needed with a cluster home design.

Commissioner Kimmel expressed her concern with this lot creation design and the requirement of variances.

The access along Valley Road is a troublesome issue that could be resolved with the cluster design.

Commissioner Beach noted that she is in agreement with Commissioner Benzel's remarks.

Commissioner Montague is also in agreement with Chairperson Mark Benzel's comments and she does not want to see variances requested.

Commissioner Ferry requested clarification of the size of homes proposed. She agrees that the plans

call for too many driveways accessing Valley Road. She pointed out the impact on existing wet-

lands on the property and she requested the applicant to consider fewer homes and more green space.

Public Comment: Approximately 12-15 people in attendance with an interest in this land development.

Questions and comments: township ordinances for residential land development, water management

and its impact on neighboring homes, plans for the main house/pool/pond/barn/lot size, etc. Mr. Longo

noted that the family plans to sell lots gradually with some control of home design, size, materials, etc.

Mr. Lou Swain, former employee and resident on adjacent property, requested permission to provide

the commissioners with information he has as a result of his years of work on the property. He pointed out on the sketch plans where a diversion ditch was created in the 1940s, why it was installed, how it

works and the impact it has on the lots now located on this drainage area. In the 1980s the ditch was rebuilt and currently carries a significant amount of water several times a year during periods of increased water run off. He warned the applicant about building in this area. Mr. Swain provided

important background and history of this parcel of land pertaining to the water issues. Other neighboring residents pointed out the already significant drainage issues along Folly Hill Road.

Neighboring residents in attendance noted their concern as to how they can be notified of meetings when

topics such as this one will be on the agenda. Commissioner Benzel advised that the township

does not send out notices but they should contact the township office and go to the township web site for

this information.

The Planning Commission advised the applicant to investigate other ways to divide the land, continue efforts

to sell the property without development or maybe 3-4 lots and to revise current plans as submitted

in consideration of the suggestions from the commissioners. Commissioners suggested to Mr. DeSeta

that a walk about the property be scheduled after the applicant returns to the board with plans reflecting the suggestions of the Planning Commission.

5. Minutes of May 1, 2007 – Motion to approve Commissioner Beach. Second Commissioner Kimmel.

Minutes approved.

Adjournment 10:00pm

Respectfully submitted,

Ruth Plaughner, secretary