

**East Marlborough Township  
Planning Commission  
Minutes of October 30<sup>th</sup>, 2007**

Mark Benzel, chairperson, called the meeting to order at 7:31 P.M. in the township building. Additional commissioners present were Susan Beach, Pat Montague, Nancy Olson, MaryNell Ferry, Christine Kimmel and Buzz Hannum, Jr. There was a quorum present.

1. Review of the Minutes from September 25<sup>th</sup>.  
Under Commissior Benzel's comments, please change "Overall, preferred Plan "B" to **Overall, preferred various aspects of both plans.** Motion to approve by Commissioner Montague. Seconded by Commissioner Ferry. Approved subject to the changes requested.
  
2. Willowdale Chapel—Final Plan  
Ken Elan from Willowdale Chapel, Christopher Burkett from Gilmore & Associates, and Edward Foley, Esquire. Also attending Mr & Mrs Richard Pratt.

Mr. Elan presented the updated plans for the Willowdale Chapel. The commissioners reviewed TP&D's review letter from October 15<sup>th</sup>, 2007 and Jim Hatfield's review letter from October 30<sup>th</sup>, 2007. Commissioners cited concern with the executing of item #3 in TP&D's review letter. The need for notification the neighbors and receiving necessary construction easements may not be able completed prior to next week's Supervisors meeting. In Mr. Hatfield's review letter, the commissioners were concerned that Chester County Conservation District had not confirmed that the erosion and sediment control plans were acceptable.

Mr. Pratt spoke that he was concerned about the movement of the telephone poles. Commissioners agreed with the concern and asked for the applicant to address.

Motion for recommendation of Final Plan approval contingent upon resolution of all items in the township engineers' review letters, and upon the applicant being able to demonstrate the ability to receive any easements or right of way necessary to construct road improvements and utility relocation. Also, Commissioners would like to note that resolution of outstanding variances has no factor on these particular plans, as any variance relief gained as a result of current appeals would require resubmission of plans prior to implementation. Motion Commissioner Beach, 2<sup>nd</sup> Commissioner Ferry.. Commissioner in favor to approve, 6-1. Commissioner Kimmel opposed

3. Northbrook—4 SFD on Street Road—Recommendation for Sewer Plan

No one appeared on behalf of the applicant.

Various neighbors attended in order to listen to updates on the plans. Commissioners advised the neighbors to document to the Township Manager if they are interested in utilizing a sewer line if it is approved for the proposed plan.

4. Walnut Ridge – Preliminary Plan Update

Art Bernardon from Bernardon Haber & Holloway presented the updated plans.

No action was taken.

Meeting adjourned at 9:24 P.M.

Respectfully submitted, Buzz Hannum, Jr., Commissioner