

**EAST MARLBOROUGH TOWNSHIP  
PLANNING COMMISSION  
MINUTES OF NOVEMBER 27, 2007**

Mark Benzel, chairperson, called the meeting to order at 7:35pm in the township building. Additional commissioners present were Susan Beach, MaryNell Ferry, Buzz Hannum, Jr., Chris Kimmel, Pat Montague and Nancy Olson.

There was a quorum present.

1. Review of Minutes of October 30, 2007 Motion to approve Susan Beach, second Nancy Olson.  
Minutes approved.

2. Pia Plan – Northbrook – 4 lots-Final Plan Presenter Laura Swiski of Lake Roeder Hilliard & Associates. Mr. Mike Pia in attendance. Ms. Swiski provided background on the project. Commissioners reviewed CCCD document of November 21, 2007, LRHA documents of November 27, 2007 and Vandemark & Lynch, Inc. documents of November 27, 2007. Chairperson Benzel noted that a request for recommendation as a Final Plan is not possible until applicant provides viable documentation for secondary sewer systems for each lot per a request from township supervisors. This justification required before the township will grant approval for public sewer connections. As configured now, only two lots show back up provisions. Applicant has contacted neighbors as to their interest in public sewer availability and results provided to the township office. Commissioners surveyed per their recommendations. The board agrees that bringing public sewer to this area will benefit the township. Additionally, the applicant needs to provide additional sewer data for a 4 lot plan. Suggestion made to consider a 3 lot configuration. The board agrees with the waivers B – E per Jim Hatfield's communication of November 27, 2007.

No formal recommendations. Proceed as a Preliminary Plan.

3. Phillips Mushroom – no representation

4. Walnut Ridge – no representation

Commissioners thanked Commissioner Nancy Olson for her service to the Planning Commission. Congratulations to Commissioner Hannum who will serve as a township supervisor. Noted two vacancies on the Planning Commission slate.

Adjournment 8:55pm

Respectfully submitted,

Ruth Plaughter, secretary