

EAST MARLBOROUGH TOWNSHIP

PLANING COMMISSON

MINUTES OF FEBRUARY 26, 2008

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. Minutes of January 29, 2008

Amend – page 2, line 2, final phrase, ...we are not under any time clock restraints requiring our action at this time.

Motion to approve as amended-Commissioner Montague, 2nd Commissioner Beach. Minutes approved.

2. Grace Fellowship Church – George Asimos, Esq. – Preliminary Plan

Mr. Asimos provided a brief history of the project to date.

Some architectural design changes noted.

The commissioners along with Mr. Asimos reviewed the February 25, 2008

letter of James Hatfield, Township Engineer. The applicant expects to have all

issues noted in Mr. Hatfield's letter worked out satisfactorily. Landscaping area designed to buffer church parking lot from the adjacent Musser property.

No action taken. Applicant to return April 1, 2008.

3. Stone Master, Inc.-Custom Granite Creations-Dan DiTamaso

Present sketch plan for 8,000 foot building in L.I. District

Presenter: Jim Griffin, Attorney, provided commissioners with a Google map

and sketch plan. Applicant business is the fabrication of counter tops with sales through kitchen and bath shops. The existing building will have some renovations to accommodate the fabrication work. The additional building will be for storage of products providing a safe and dry environment. Limited visits by appointment for customers to choose materials. The applicant requests that the proposed

storage building be considered ancillary use to the existing construction.

Discussion

included dumpster use, how excess/waste products removed, noise issues, trucks

bringing in materials and delivery of finished products, employee parking design, growth expectations, storm water requirements, traffic increase on School House Road,

and hours of operation. Applicant will use building materials similar to other area buildings. Chairperson Benzel noted that issues of interest are the generation of noise in consideration of neighboring homes and School House Road traffic impact. Commissioners noted

that this area is zoned Light Industrial and the business is a suitable use of this property. Stone Master, Inc. will contact the township office and meet with appropriate personnel to clarify the question as to use as an ancillary building not requiring a conditional use hearing.

4. Walnut Ridge – Preliminary Plan 61 Townhouses on Walnut Road

Chairperson Benzel noted that he will consider standing down per this applicant

should it be requested but he does not see the need to recuse himself at this time from this process.

Presenter Christopher D. Burkett, of Gilmore Associates, Inc

Applicant requests preliminary plan approval. Commissioners and Mr. Burkett reviewed the

February 26, 2008 letter of Township Engineer, James Hatfield. GTP issues addressed as reflected in this letter. Ownership and upkeep of roads by the homeowners rather than the township.

Applicant will resolve all details noted in this letter. Motion: Grant Preliminary Plan approval contingent upon meeting all requirements of all township engineers. Commissioner Beach,

2nd Commissioner Ferry. Approved.

Adjournment 9:20pm

Respectfully submitted

Ruth Plaughner, Secretary