

**EAST MARLBOROUGH TOWNSHIP  
PLANNING COMMISSION  
MINUTES OF OCTOBER 28, 2008**

Mark Benzel, chairperson, called the meeting to order at 7:35pm in the township building.  
Additional commissioners present were Susan Beach, MaryNell Ferry, Christine Kimmel and Pat Montague.  
There was a quorum present.

1. Minutes of September 30, 2008 were approved with the following changes:

page 2, first paragraph change adequate to adequately  
page 2, second paragraph change save them to be used as street trees  
Motion Commissioner Beach, 2<sup>nd</sup> Commissioner Montague

2. Whitewing Farms

- a. South-question about construction easements presenter Barry Stingel, Hillcrest Associates Inc.  
The Strojny property owner no longer agrees to the 15 construction easement because the property goes on the market in January, 2009. The proposed solution is to build a retaining wall. Mr. Stingel provided commissioners with a drawing showing this wall. Commissioners discussed this solution and agree to this method with the addition of one more row of blocks for height visibility. Other options suggested are to complete the work before the house sells so there is no need for the easement to entangle the sales agreement, or should the home sell quickly, approach the new homeowner requesting the construction easement. Applicant is favorable towards these possibilities. The commissioners note they prefer to have the plan retain flexibility to use original easement plan with adding the extra row of blocks for good visibility or to use one of the two options discussed depending on timing of construction and property sale. No action needed at this time.

- b. North-Preliminary Plan

Commissioners reviewed Vandemark & Lynch, Inc. letter of October 28, 2008 from Jim Hatfield with discussion of all issues remaining and the provisions for resolution. Commissioners noted the importance of items 2 and 5.

The October 24, 2008 letter from GTP reviewed. The Planning Commission advises the Board of Supervisors to approve removal of Norway maple and replacement with four trees to be a minimum of 4 in caliper. Commissioners have no problem with this request as it allows for saving other more desirable trees.

The October 24, 2008 letter from URS reviewed. Applicant has no problems with notes per this letter barring designs requests to be addressed later.

Applicant requests preliminary plan approval. Commissioners advised applicant to meet with the Board of Supervisors for clarification of any outstanding issues needed, an informational review. No action taken.

3. Ordinance 08-05 Amending select portions of the Zoning Ordinance

Commissioner Kimmel provided review explanations of all the issues.  
Commissioners noted the following:

- a. Section 1. Commissioner Ferry questioned why the township should allow theaters at all.
- b. Section 13. Clarify 1102.A.1 or 2 with 1102.A.1 or A.2
- c. Section 14. IV. Where the land. used exclusively for. Remove the word exclusively.

Meeting adjourned 10:10pm

Respectfully submitted  
Ruth Plaughter, Secretary

