

**EAST MARLBOROUGH TOWNSHIP
PLANNING COMMISSION
MINUTES OF FEBRUARY 22, 2010**

Mark Benzel, chairperson called the meeting to order at 7:30 pm in the township building. Additional commissioners present were Susan Beach, Christine Kimmel and Pat Montague. There was a quorum present.

1. The Minutes of January 26, 2010 meeting were approved. Motion Commissioner Montague, 2nd Commissioner Kimmel.

Minutes of August 26, 2008 were approved. Motion Commissioner Montague, 2nd Commissioner Benzel.

2. Public Comment Period—no report.

3. Sigman Estate- Subdivision- - Present: Jim Fritch, Register Associates, Engineer. Engineer addressed all comments in the most recent review letter from Jim Hatfield, Township Engineer. Commissioner Benzel asked about angling the property line between Lot 1 and Lot 2 to make the 120 foot building setback on Lot 2 closer to the road to give a new buyer the option to move the house forward. Mr. Fritch stated that the seller was comfortable where the line was drawn and it met code. Commissioner Benzel also commented that the setback line for Lot 1 as shown on the plan did not follow the contour of the boundary line of the lot and was technically incorrect. Mr. Fritch indicated he would look into this.

The Planning Commission discussed the waiver and requests in the plan and whether any were objectionable. The Commission also discussed the perc test results and the comments in Township Engineer's letter.

Mike Washco, the potential buyer for Lot 1 was present and stated that he would prefer the lot lines not be changed as he would prefer the house on Lot 2 be kept to the back of the property. Commissioner Benzel acknowledged this preference and expressed concern for the new buyer's preferences. reported that the Special Exception needed to consolidate the lots was received.

A motion by Commissioner Kimmel to recommend final approval subject to compliance with outstanding issues in J. Hatfield's most recent review letter and a correction of the setback line on Lot 1 to follow the contour of the boundary line. The waivers requested were recommended to be granted. Commissioner Beach 2nd. Approved

Next meeting is March 30, 2010

Meeting Adjourned at 8:10 pm

Respectfully submitted,

Christine S. Kimmel, Vice-Chair