

November 4, 2015
7:00 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Vice Chairman Brymesser. The Pledge of Allegiance was said by all.

ATTENDANCE

Sheldon Brymesser, Vice-Chairman	Mike Pykosh, Solicitor
Sharon Nelson, Secretary	Eric Schroeder, Engineer
David DeNicholas	Karen Lowery, Secretary
Carl Kuhl	Kirk Stoner, Cumberland County Planning

MINUTES

On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the August 5, 2015 regular meeting.

CORRESPONDENCE

Mr. Brymesser mentioned the meeting packet that contained the 2016 meeting dates.

Mr. Brymesser introduced Eric Schroeder, who was filling in for Mr. Bruening.

AUDIENCE PARTICIPATION None

UNFINISHED BUSINESS - None

NEW BUSINESS

PROPOSED ORDINANCE TO AMEND CURRENT LAND DEVELOPMENT/SUBDIVISION ORDINANCE

Mr. Pykosh stated that in 2014 legislators amended the Municipal Planning Code section regarding Recreation Fees. The developers pay a recreation fee and if the money wasn't used the developer could ask for the money to be refunded. The amendment allows the recreation fee to be utilized for acquiring land, operating and maintaining recreation areas. In the past recreation fees money couldn't be used for maintaining the property, like mowing the grass, but these amendments allow for that to be covered.

LAND DEVELOPMENT/SUBDIVISION ORDINANCE – GENERAL REVISIONS

Mr. Bruening went through the Subdivision/Land Development Ordinance so the ordinance would reflect the amendments made to the Municipal Planning Code. In addition to the recreation fee changes, Mr. Bruening reviewed the entire ordinance to make updates, so that all changes and updates could be done at one time. A red line copy was provided to the Board members for review. Mr. Pykosh went through the Ordinance page by page. The following concerns were shared.

1. Page 33 – Mr. Kuhl mentioned that Monroe Acres Park was accepted, but there appears to be a present problem with stormwater management. The engineer approved these to avoid problems.

Mr. Pykosh stated that the engineer does approve plans and review in accordance with the Stormwater Ordinance. He is not sure what has happened over the years to cause this problem.

2. Page 34 – Mr. Kuhl stated that the location of rock outcrops is mentioned, but not sinkholes. He is concerned that roads, sewer lines or water lines could be installed in an area with sinkholes.

Mr. Pykosh said that this would be part of the engineer's review of the plans.

Mr. Kuhl also shared concern on how do we notify developers if capacity is not available. What is our liability to meet the demands? Mr. Pykosh stated that plans have been approved with no capacity available. The developer can choose early in the process to reserve capacity.

Mr. Stoner added that on page 34, Section 402.4, number 5, addresses some of this, but the developer would have to provide a letter from the Authority stating capacity is available.

3. Page 49 – Mr. Brymesser questioned the numbering for 17, 18, and 19. Mr. Schroeder stated that it was a numbering error, it should be 17, 18, 19 and 20.
4. Page 53 – Mr. DeNicholas questioned if 45 days was enough time. Mr. Pykosh stated that 45 days was listed in the Municipal Planning Code.

Ms. Nelson questioned the number 29 in line 9 of the paragraph. This was a typo and should be deleted.

Mr. DeNicholas asked if 10% was normal. Mr. Pykosh said yes.

5. Page 55, 56 and 57 – Mr. DeNicholas asked why it was changed to 100 days. He feels that is a long time. Mr. Pykosh will check into this.

6. Page 57, Item F – There was discussion by the Board regarding arbitrator fees. Mr. Pykosh will review for the next meeting.
7. Page 61 – Mr. DeNicholas asked if as built plans could be required to be recorded as an extra layer of protection for the township. Mr. Stoner stated that final plans are recorded and the township would have record of the as built plans. He will double check with the Recorder of Deeds office. Mr. Pykosh stated that you can't just record anything, the Municipal Planning Code has certain items specified.
8. Page 69 – Mr. Brymesser said this doesn't apply just to this page, but he suggested changing the rules to allow developers to be able to crush on-site rocks to be used as the road base. This was turned down in the past and he would like it to be looked at again.
9. Page 81- Mr. Kuhl asked who is responsible for repairs to curbs. In Wertz Development the road has been resurfaced many times and the curbs aren't to the proper height. In Churchtown the curbs are cracked. Mr. DeNicholas added that if the township is liable, we should start to budget now.
10. Page 91 – Mr. Pykosh stated that this is the portion that refers to the recreation fee.
11. Page 96 – Mr. Stoner suggested looking at sections 712.1, 712.5 and 712.6. They don't seem to make sense for this section

On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED table the Proposed Ordinance to amend current Land Development/Subdivision Ordinance and Land Development/Subdivision Ordinance general revisions.

2016 MEETING DATES

On the motion of Mr. DeNicholas, and seconded by Ms. Nelson, and by unanimous vote of the members it was duly RESOLVED to approve the 2016 meeting dates as proposed.

AUDIENCE PARTICIPATION None

STAFF COMMENTS

Ms. Nelson congratulated Mr. Kuhl on the recent election.

Mr. Kuhl mentioned that there are houses with damaged roofs and may not be fit for occupancy. He asked who would look into this. He was told that Greg Rogalski should be informed and could look into the situation.

ADJOURN

The meeting was adjourned at 8:40 PM.

Respectfully submitted,

Karen M. Lowery, Assistant Secretary