

April 3, 2013
7:00 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Chairman Paulus. The pledge of allegiance was said by all.

ATTENDANCE

Steve Paulus, Chairman	Kirk Stoner, County Planning
Sheldon Brymesser, Vice-Chairman	Mike Pykosh, Solicitor
Sharon Nelson, Secretary	Marjorie Metzger, Secretary
	Mark Bruening, Engineer
Jose Napen, Member	

MINUTES

Ms. Nelson mentioned on page two, the third paragraph from the bottom, the words “there are” should be removed.

On the motion of Ms. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the March 6, 2013 regular meeting, as amended.

CORRESPONDENCE

There is a Planning Commission training through the county that will be attended by Ms. Nelson, Mr. Brymesser, and Mr. Napen. The Township will cover the registration fees.

AUDIENCE PARTICIPATION None

UNFINISHED BUSINESS None

NEW BUSINESS

TRINDLE STATION – LOTS 30, 39 & 55

John Murphy and Frank Tamanini present. After meeting with township staff, a modification will be made to the plan to remove Lot 55 from the request at this time. A revised plan will be submitted for next month. The request is to add Lots 30 & 39 to an existing phase so they can be sold now. The infrastructure is already in. It is an economic situation.

There is a concern as to how this change would affect the overall plan that was approved through a conditional use for a certain number of phases. There was also a concern as to whether the existing home owners would have to sign off or not because of the first phase already being

recorded. Are there restrictive covenants that may need to be changed? Would a title search become a problem?

Mr. Tamanini said the existing home owners are okay with including the two lots because it would finish the street and neighborhood.

Mr. Paulus asked which sections are completed. Mr. Tamanini said Section 1 is recorded and Section 7 is very close the being ready for recording.

Mr. Murphy said he would consult with his attorney and staff, and then amend the plan and resubmit for next month.

The Board agreed with idea of including the two lots.

On the motion of Ms. Nelson, and seconded by Mr. Paulus, and by unanimous vote of the members it was duly RESOLVED to table the Trindle Station Lots 30, 39 & 55 subdivision plan.

TRINDLE STATION – PHASE 2, SECTION 7 – WAIVER REQUEST

Mr. Tamanini is requesting a waiver to pay the recreation fee per lot at the time a building permit is applied for, instead of in lump sum prior to recording a plan for an entire section. This is what was approved for the DSG development on Sinclair Road, and he is requesting the same agreement.

Mr. Napen asked if this is a one time fee, which it is.

Mr. Pykosh said part of the agreement to pay the recreation fee at the time a building permit is issued, also includes a deadline for the entire amount to be paid within a limit of time. A note is added to the plan stating the waiver and agreement, which becomes part of the recording.

On the motion of Ms. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the waiver request for the timing of payment for the recreation fee, with the terms and agreement as outlined by the Solicitor.

ZONING ORDINANCE AMENDMENTS

On the motion of Mr. Brymesser, and seconded by Ms. Nelson, and by unanimous vote of the members it was duly RESOLVED to table the Zoning Ordinance amendments.

AUDIENCE PARTICIPATION None

STAFF COMMENTS None

ADJOURN

The meeting was adjourned at 7:35 PM.

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant