

April 6, 2011  
7:00 PM

The reorganization and regular meeting of the Monroe Township Planning Commission was called to order by Solicitor James Bogar.

ATTENDANCE

Steve Paulus, Chairman	Kirk Stoner, County Planning
Sheldon Brymesser, Vice Chairman	James Bogar, Solicitor
Sharon Nelson, Secretary	Marjorie Metzger, Secretary
	Mark Bruening, Engineer
Dave DeNicholas, Member	

REORGANIZATION

**On the motion of Ms. Nelson, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to select Steve Paulus as Chairman for 2011.**

**On the motion of Mr. DeNicholas, and seconded by Ms. Nelson, and by unanimous vote of the members it was duly RESOLVED to select Sheldon Brymesser as Vice-Chairman for 2011.**

**On the motion of Mr. Brymesser, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to select Sharon Nelson as Secretary for 2011.**

REGULAR

The Pledge of Allegiance was said by all.

MINUTES

Ms. Nelson mentioned on page 3, the third paragraph from the bottom, the word "whit" should be "what". On page 4, the word "se" should be "see".

**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 November 3, 2010 joint meeting.**

CORRESPONDENCE None

AUDIENCE PARTICIPATION None

## UNFINISHED BUSINESS

### ALTERNATIVE ENERGY SOURCES

Kirk Stoner handed out information on wind and solar model ordinances. The county will meet with the townships over the next couple months to review and propose model ordinances for solar, wind, and outdoor wood fire boilers.

Ms. Nelson provided responses to the original material received as follows: 1) putting the automatic switches on the lights in the township building may not be the best place to spend the money. The small staff turns the lights out when they leave, and she is not aware of a problem with the groups who rent the building; 2) she has a concern with alternative bulbs that use mercury. She is not sure how much of a hazard they are; 3) Solar is the key thing to look at for the long term benefit. They should be mounted on the slant roof to keep things up and out of the way of the vandals; and 4) it is a good idea to contact Cumberland Valley School to see if there is any work being considered for the elementary school and maybe the school and township could work together.

Mr. Brymesser said that we have to make sure the roof can withstand the capacity. Ms. Nelson said anything on the ground would require a fence around it. Mr. Paulus said there are solar panels at Carlisle School with a fence around them.

Mr. Stoner said the county is working with the township on a possible additional \$25,000 grant to do some work recommended in the energy audit.

**On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to table the discussion on alternative energy sources until the next meeting.**

## NEW BUSINESS

### TRINDLE STATION – PHASE 2, SECTION 5

Dave Weihbrecht of Alpha Consulting and Frank Tamanini present. This plan is for 17 lots. The storm water is the same, as well as the utilities. It is a final application of a plan that has been seen before as a preliminary.

Mr. Bruening did not have an opportunity to generate engineer's comments. Some lots were re-configured because of the changes made in Phase 2, Section 1 to add lot depth. Section 5 was reduced by two lots, and Section 6 was increased by two lots, so the net gain is zero. There are some technical issues, some waiver requests to be submitted, and a new project schedule.

Mr. Tamanini said Section 5 & 6 would not have been submitted for several years, but we are trying to work with Mr. Gelder, Supervisors, and staff on getting the sewer easement to the

Sinclair Road development. This would allow for a gravity line instead of a pump station. It will be beneficial to all parties. These plans will make sure we have the area the way it needs to be. The lots were reduced in Section 5 because of a rock ledge, and these lots were increased in Section 6. The number of total lots is the same.

Mr. Paulus asked if the infrastructure will be done now, but no new homes. Mr. Tamanini said the plans will probably not be recorded for a while, and the improvements will not be installed for a while, or a couple years.

Mr. Bruening said the final plans for these two sections are being done because of the Sinclair Road development, and making sure they get their easement for sewer. The easement will be in the road. This will extend the sewer by gravity. Before recording, the bond will have to be posted and the sewer agreements in place. Ms. Nelson sees this as a win / win situation.

Mr. Bogar said the easement agreement for sewer between Trindle Station and Mr. Gelder should be recorded sooner as opposed to later. Mr. Tamanini said that would be a separate deed of easement.

County Comments - None

Board's Comments

Ms. Nelson said it is nice to see this all come together.

Mr. DeNicholas said to approve a final plan, we should see it completely ready for approval. He would like to see the waivers.

Mr. Bogar would like to see more information on the easement. He would like to know there is an actual agreement in place between the two developers. That has been the township's position for some time.

Mr. Bruening said he had a call from Mr. Gelder's office. Before anyone connects to the sewer, it must be owned and operated by the Municipal Authority. It must be in our possession. It must be constructed and dedicated, or the easement provided and bonded.

**On the motion of Ms. Nelson, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to table the Trindle Station Phase 2, Section 5 final subdivision plan.**

TRINDLE STATION – PHASE 2, SECTION 6 FINAL PLAN

**On the motion of Mr. Brymesser, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to table the Trindle Station Phase 2, Section 6 final subdivision plan.**

## STORM WATER MANAGEMENT ORDINANCE

Mr. Bruening provided his comments dated February 28, 2011 of recommended changes and updates to the current Storm Water Management Ordinance. The county provided a model ordinance, and Mr. Bruening has been meeting with Jeff Kelly to discuss the requirements and issues. The biggest changes are to follow along with the best management practices and the state, DEP standards for storm water management. A lot of definitions have been changed.

Mr. Stoner said most ordinances the county has seen have been fine, and since Mr. Bruening has met with Jeff Kelly we should be okay also.

Ms. Nelson mentioned this update is to bring our current ordinance up to date with the regulations we have to follow anyway. Mr. Bruening said Act 167 was completed, which requires counties to do a basin wide management study. Some release rates are associated with them. For the most part, the release rate for Monroe Township is 100%. As far as scheduling, as long as we are showing progress and keep the process moving, we are okay.

**On the motion of Mr. Brymesser, and seconded by Mr. Nelson, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the update of the Storm Water Management Ordinance #98-2, with the recommended suggestions made by the engineer dated February 28, 2011.**

## AUDIENCE PARTICIPATION

Russ Freeman, Sinclair Road, asked if there would be a cost to the resident if the storm water updates are enacted. Mr. Bruening said it would affect anyone applying for a subdivision or land development plan once the ordinance is adopted. It would affect someone who is making improvements of a couple thousand feet. It will be life as usual with no affect for most people.

Austin Freeman, Sinclair Road, said he is working on a requirement for his communication and citizenship badge for scouting, and was required to attend a meeting.

Andrew Moyer, North Loop Road, said he was attending for the same reasons as Austin.

Russ Freeman mentioned that Bethany Village has a roof covered with solar panels, so the township may want to check with them on cost versus savings.

Reza Azizkhan asked the Commission to be careful when drawing up ordinances to provide enough protection for the neighbors of those who install the wind options because they can be noisy. He had previously provided information from Mark Carpenter from Middlesex Township on this matter.

STAFF COMMENTS

Mr. Paulus thanked the Commission for re-appointing him as Chairman.

ADJOURN

**The meeting was adjourned at 8:00 PM.**

Respectfully submitted,

Marjorie E. Metzger, Administrative Assistant