

December 2, 2015
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	
Sheldon Brymesser, Vice-Chairman	Mike Pykosh, Solicitor
Sharon Nelson, Secretary	Mark Bruening, Engineer
David DeNicholas	Karen Lowery, Secretary
Carl Kuhl	

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 November 4, 2015 regular meeting with some editorial changes.

AUDIENCE PARTICIPATION None

UNFINISHED BUSINESS - None

PROPOSED ORDINANCE TO AMEND CURRENT LAND DEVELOPMENT/SUBDIVISION ORDINANCE

Mr. Bruening addressed some of the questions that were asked at the November meeting:

1. In section 502.2, the time frame was increased from 30 days to 100 days. Mr. Bruening said this was changed based on what the MPC allows.
2. In section 502.3, there were questions about the arbitrator fees. Mr. Bruening said this was changed based on what the MPC allows.
3. Mr. Brymesser had questioned the usage of on-site crushed rocks. Mr. Bruening said that the Ordinance requires 2A stone to be used for the base material in roadways, which is also based on the PennDot 408 regulation. Crushed on-site rocks could be used for roads, but they would have to be tested to meet the requirements. The on-site rocks are not a waste, they could be crushed and used in ditches, as sidewalk or driveway base material.

4. Mr. Stoner had suggested that section 712 be looked at, some of the items might not belong in this section. Mr. Bruening said that was correct and that section 712.5 and 712.6 should be moved to section 620.
5. Mr. Kuhl had questioned locating rock outcrops, but not requiring sinkholes to be located. Mr. Bruening said that wording can be added to have existing sinkholes identified.
6. Mr. Kuhl had questioned section 610, which lists curb requirements, but doesn't state who is responsible to maintain them. Mr. Bruening stated that there was a separate ordinance done recently that clarifies ownership and maintenance for curbs and sidewalks within the township.

Mr. Brymesser questioned the tree requirements and how the roots may damage the sidewalks. He also suggested that maybe the trees should be planted further apart, 125 feet instead of 75 feet. Mr. Bruening said that section 618 states trees must be planted between the right-of-way and the setback line. Ms. Nelson added that there are a list of appropriate trees to be planted to don't have roots that spread. She also felt that the planting distance of 75 feet was more of an industry standard to have tree lined streets in development areas.

Mr. Bruening added that in Article 5 it states notices and release requests are to be sent certified or registered mail. This is old fashioned and we are now receiving requests by email. He asked Mr. Pykosh if this was required by law. Mr. Pykosh stated that he would look into this, but he suggests that we keep it the way it is stated in the MPC.

On the motion of Ms. Nelson, and seconded by Mr. Kuhl, and by unanimous vote of the members it was duly RESOLVED to recommend approval contingent upon the corrections that were agreed upon tonight and the decision on the certified/registered mail requirement.

NEW BUSINESS - None

AUDIENCE PARTICIPATION None

STAFF COMMENTS None

ADJOURN

The meeting was adjourned at 7:40 PM.

Respectfully submitted,

Karen M. Lowery, Assistant Secretary