

EAST CALN TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES FOR FEBRUARY 5, 2018

The East Caln Township Planning Commission meeting of February 5, 2018 was called to order at 7:00 P.M. in the Township Building by Chairman Bolger.

Those present were: Dave Bolger
 Bruce Taylor
 Steve Pizzi
 Inge Forlenza
 John Cardwell
 Joseph DeGaray Nik
 Kharva
 Barbara Kelly, Mgr. /Secretary

Re-Organization - Election of Chairman for the year 2018.
On a motion by Taylor, second by Forlenza, the Commission unanimously elected Bolger as Chairman.

Election of Vice Chairman for the year 2018 - On a motion by Bolger, second by Forlenza, the Commission unanimously elected Taylor as Vice Chairman.

MINUTES OF THE PREVIOUS MEETING

The minutes of the November 13, 2017 meeting on a motion by Bolger, second by Taylor were unanimously approved as presented.

There were no meeting held in December 2017 or January 2018.

PLAN REVIEW

Unitex -Vehicle Storage Facility - Adam Brower, PE and Steve DePedro of Unitex were present to discuss the land development plan for the vehicle storage area adjacent to their current business location. Kharva had stated that the 60 ft. truck parking stall area should be better depicted on the plan. The Commission on a motion by Bolger, second by Forlenza, unanimously recommended that the Board of Supervisors consider favorably to approve the Preliminary/Final Land Development Plan and that all items addressed in the Township engineer's review of January 30, 2018 be satisfied.

OLD BUSINESS

Sidewalk Ordinance 2018-01 - The solicitor has amended the previous version submitted to the Commission. The Board of Supervisors has reviewed it and finds this version to be acceptable. The Board has asked that the Commission review the amended version. The Commission reviewed the proposed ordinance and no

further corrections were requested. The Ordinance will then be advertised for adoption.

NEW BUSINESS

WMT Properties Brian Nagle, Esq. and the applicant Mr. McFarland were present to discuss their Conditional Use application for the vacant property on the south side of Old Boot Rd. to be used as a landscapers yard. Nagle stated that they would like to grade off the lot and make a stone lot with storage bins for materials and a job trailer. They propose no sewer or water on the site. Possibly a port a potty. Taylor questioned the ownership of Old Boot Rd. The road was abandoned many years ago by PennDOT and to best of anyone's knowledge reverts back to adjacent property owners. The Commission state the road needs attention and possible paving. Taylor requested that the Township solicitor review the County documents to see if they can find any better information on the road. The applicant has requested a waiver Land Development requirements. With the information given to the Commission they recommended approval of the use and the plan as submitted. This will be submitted to the Board for their consideration. A hearing date will be set.

CCIU Conditional Use application for use of a portion of the building at 400 Boot Road which is the Ridgewood Center as a pre-school for the CCIU students. Joe Lubitsky from CCIU was present and Joe Riper, Esq. were present to discuss the plan and application that was submitted for the use. Parking was discussed and adequate parking is on the site. An outdoor play yard is also being considered. The Commission after discussion had no concerns with the use or application and recommended that the Board look favorably on the application

ADJOURNMENT

On a motion by Forlenza, second by Taylor, the Commission unanimously adjourned the meeting at 8:25 PM.

Respectfully submitted,

Barbara M. Kelly Mgr. /Secretary