

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

January 19, 2010

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Tuesday, January 19, 2010. The meeting was called to order by Chair, Geoffrey Dailey, at 6:30 p.m. and the following were in attendance:

Geoffrey Dailey, Chair
Frank Cebular, Vice Chair
William Wolfgang

Alyson Elliott, Assistant Manager
Chad Camburn, Bursich Associates, Inc.

Mr. Dailey began the meeting by welcoming Mr. William Wolfgang to the Planning Commission.

A motion was made by Mr. Cebular, seconded by Mr. Wolfgang, and unanimously approved by a 3-0 vote to approve the minutes of December 14, 2009.

REORGANIZATION

Although January is usually a reorganization meeting, Mr. Dailey asked that the Commission wait until the next meeting when all members are present to reorganize.

ACCEPTANCE OF NEW APPLICATIONS

There were no new applications to accept.

OLD BUSINESS

The meeting dates for 2010 were announced as follows:

January 19 (Tuesday)	May 17	September 20
February 16 (Tuesday)	June 21	October 18
March 15	July 19	November 15
April 19	August 16	December 20

NEW BUSINESS

Ms. Elliott announced that the Township had recodified its ordinances to update them and make them easier to search. Now that the ordinances are recodified, all ordinances that have been passed over the last few years, but not entered into the official Township Codebook, were included in their proper place and the ordinances have been renumbered. All Township Ordinances can now be found electronically on the Township's website. Ms. Elliott said she will distribute the applicable ordinances to the Planning Commission at its next meeting.

GRADING PERMITS

3049 East High Street

Mr. Charles Tornetta of Tornetta Realty represented the application. Mr. Tornetta explained that they have been stockpiling dirt on the site to help build the site up for future development. The grading permit application involves the spreading of dirt over the site to improve the sloping grade and installing a stormwater management system, including a detention basin.

Mr. Camburn said he had reviewed the plans and determined that the technical requirements of the plan have been satisfied, with the following exceptions:

1. Receipt of a letter from Sunoco authorizing the applicant to spread dirt over its gas pipeline, which runs down the center of the property in a north-south direction.
2. Satisfactory results from the soil test. The soil test was received this afternoon and Mr. Camburn would review it.
3. Receipt of escrow funds. Mr. Camburn has received an estimate from the applicant and is in the process of reviewing it. Ms. Elliott said she will notify the Township Solicitor so he can begin work on the Financial Security Agreement.

Once these items were completed satisfactorily, the applicant could be issued the grading permit and start work following a pre-construction meeting.

Action: A motion was made by Mr. Cebular, seconded by Mr. Wolfgang, and unanimously approved by a 3-0 vote, to support the authorization of the grading permit subject to the applicant meeting the three conditions outlined by Mr. Camburn.

PLANNING MODULES

None.

PLANNING & ZONING

None.

There being no other business, a motion was made by Mr. Cebular, seconded by Mr. Wolfgang, and unanimously approved by a 3-0 vote, to adjourn the meeting at 6:41 p.m.

The next meeting of the Planning Commission is scheduled for ***Tuesday***, February 16, 2010 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager