

**LOWER POTTS GROVE TOWNSHIP
PLANNING COMMISSION**

December 20, 2010

The Lower Pottsgrove Township Planning Commission held their regularly scheduled meeting on Monday, December 20, 2010. The meeting was called to order by Chair, Frank Cebular, at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair
Ronald Dinnocenti
William Wolfgang
Anthony Cherico

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

APPROVAL OF MINUTES

A motion was made by Mr. Dinnocenti, seconded by Mr. Wolfgang, and unanimously approved by a 4-0 vote, to approve the minutes of November 15, 2010.

ACCEPTANCE OF NEW APPLICATIONS

None.

OLD BUSINESS

None.

NEW BUSINESS

The meeting dates for 2011 were announced:

Monday, January 24	Monday, July 18
Tuesday , February 22	Monday, August 15
Monday, March 21	Monday, September 19
Monday, April 18	Monday, October 17
Monday, May 16	Monday, November 21
Monday, June 20	Monday, December 19

GRADING PERMITS

None.

AUTHORITY BUSINESS

Buchert Ridge Community, Planning Module Component 4-A

The Applicant, Wil Hallman, and the Applicant's Engineer, John McMenamin represented this application. Mr. Camburn explained that while the Zoning and SALDO issues are still outstanding, Mr. McMenamin had spoken with DEP and said that DEP had agreed to allow the Planning Commission's approval of the Component 4-A as completed. At the request of the applicant, Mr. Camburn recommended approval of the Component 4-A and expressed to the Planning Commission that the applicant is aware of the risk of a

potential future delay if DEP requires reapproval of the Component after the Zoning and SALDO issues are resolved.

Action: A motion was made by Mr. Wolfgang, seconded by Mr. Dinnocenti, and carried unanimously by a 4-0 vote to authorize Mr. Cebular to sign Component 4A of the Buchert Ridge Community, Inc. Phase IIA Sewage Facilities Planning Module.

Mr. Hallman expressed concern with regard to the progress of the zoning review for the application. Ms. Elliott and Mr. Camburn explained that they and other members of the Township staff were working to see if they could reduce the amount of zoning relief required by the applicant, at the request of the applicant. Mr. Cebular said the Planning Commission would not make a recommendation for the Zoning Hearing Board until they provide the information requested at the previous meeting – a letter that more succinctly summarizes the relief requested and better supporting information, such as rear building elevations.

PLANNING & ZONING

None.

There being no other business, the meeting was adjourned at 8:11 p.m.

The next meeting of the Planning Commission is scheduled for ***Monday***, January 24, 2011 at 6:30 p.m.

Respectfully submitted by:

Alyson Elliott, Assistant Manager