

March 1, 2017  
7:00 PM

The regular meeting of the Monroe Township Planning Commission was called to order by Chairperson Nelson. The Pledge of Allegiance was said by all.

#### ATTENDANCE

Sharon Nelson, Chairperson  
David DeNicholas  
Gary Page, Secretary  
Carl Kuhl

Sheldon Brymesser, Vice-Chairman  
Mike Pykosh, Solicitor  
Vicki Aycock, Engineer  
Holly Wood, Recording Secretary

#### MINUTES

**On the motion of Mr. Kuhl, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the February 1, 2017 regular meeting.**

#### CORRESPONDENCE

Ms. Nelson noted the additional items waiting for the members when they arrived this evening. These items included information regarding the South Mountain Trolley Greenway, which David Maher would be presenting during Audience Participation, and Conditional Use application provided by Mr. Pykosh that will be of benefit for the Conditional Use request from Allenberry that will be on the agenda for next month's meeting.

#### AUDIENCE PARTICIPATION

David Maher and Katie Hess presented a request for support of the South Mountain Trolley Greenway initiative. Mr. Maher said that his group is currently looking for Resolutions of Support and matching fund pledges so that they may move forward with applying for a grant to support a feasibility study for the initiative. At this point they have received support from Silver Springs Township, who will be the lead municipality with applying for and managing the grant if it is award to them. Mr. Maher said he has been talking to many group and municipalities that would be affected by the proposed plan, but right now they are only looking for support for a feasibility study.

Mr. Kuhl had questions and concerns regarding ownership of the proposed trail, inconveniences to adjoining property owners, rest facility and parking area designations, and the

like. Mr. Maher said these are all the things that will be addressed in the feasibility study. Ms. Hess stated that the concerns Mr. Kuhl pointed out are standardly part of any DCNR grant funded study. Ms. Hess stated that understanding is that Monroe want to preserve its heritage but grow economically, she feels this proposed project would be a perfect fit bringing tourism to the area without impacting the environment and beauty of the area.

Ms. Nelson asked if the initiative has looked into public funding through GoFundMe types of program, where individuals and business can support the effort. Mr. Maher said they currently have a Facebook page that promotes the project, and that they are working on the type of funding program that Ms. Nelson mentioned.

**On the motion of Mr. Kuhl, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to recommend to the Board of Supervisors that a Resolution of Support for the feasibility study be approved.**

### UNFINISHED BUSINESS

Harry Fox Reconfiguration Plan (Deadline-May 1, 2017)

Vicki Aycock said that Pennoni has received revisions via email along with 4 waiver requests, with a waiver for Rec Fees being one of the waiver request. As on March 1, 2017, the Township has received nothing new on this plan. Mr. Pykosh said he has reached out to the lawyer for this developer and has not yet received a return call. Mr. Pykosh also noted that this plan must be acted on at the next Planning Commission meeting to be able to meet the deadline, unless a time extension is received from the property owner. Mr. Pykosh stated that moving forward all extension requests or withdrawals must be received from the property owner, not a representative for said owner.

**On the motion of Mr. DeNicholas, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to TABLE the Harry Fox Reconfiguration Plan.**

### NEW BUSINESS

Trindle Station, Phase 2, Section 6, Lots 74 & 76

Frank Tamanini was present to explain that this plan was to make a minor adjustment to the lot line between Lots 74 & 76. Mr. Tamanini explained that when the Spec. House was built on Lot 74, the foundation was not placed at the proper location making the home too close to the side lot line. He want to correct the issue by adjusting the line between the 2 lots before Lot 76 is built on. Ms. Nelson asked Ms. Aycock if there were any major engineering comments that needed addressed. Ms. Aycock said all the comments were minor things, more of a dot your i's and cross your t's kinds of thing. Ms. Nelson then asked Mr. Tamanini if he had any issues

satisfying these minor comments, to which Mr. Tamanini said he did not have any issues with satisfying said comments.

**On the motion of Mr. Kuhl, and seconded by Mr. Page, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the Trindle Station, Phase 2, Section 6, Lots 74 & 76 plan based on satisfaction of the Engineer's comments dated February 24, 2017.**

#### AUDIENCE PARTICIPATION

None

#### STAFF COMMENTS

Mr. Kuhl commented on the speaker from the February 28 Joint Meeting with the Board of Supervisors. Mr. Kuhl said he was not overwhelmed by the speaker. Mr. Kuhl felt that the speaker was more interested in old cities trying to revitalize. It was stated that the County is required to have a Comp Plan. We as a township is not required to have a plan. Maybe we should consider revisions to our Comp Plan, not rewriting the whole thing.

Mr. Kuhl said that the Township is considering an early intervention (financial analysis) program that should tell us what our future looks like. Mr. Kuhl said the question is how do we keep Monroe as is but sustain and plan for future large ticket expenses and the like? Mr. DeNicholas likes this idea of any evaluation. He said we need a plan, that is something that has been lacking; and once we have a plan, we need to stick to that plan. Mr. DeNicholas thinks the early intervention (financial analysis) program is a good idea.

#### ADJOURN

**On the motion of Mr. Brymesser, and seconded by Mr. Kuhl, and by unanimous vote of the members it was duly RESOLVED to adjourn the meeting at 8:10 PM.**

Respectfully submitted,

Holly Wood  
Recording Secretary