

June 7, 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	Mike Pykosh, Solicitor
Sheldon Brymesser, Vice-Chairman	Greg Rogalski, Engineer
Carl Kuhl	Kirk Stoner
	Holly Wood, Recording Secretary

MINUTES

**On the motion of Mr. Brymesser, and seconded by Mr. Kuhl, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the May 3, 2017 regular meeting as written.**

CORRESPONDENCE

Ms. Nelson reviewed the information waiting for them when they arrived tonight. She mentioned that Cumberland County's review and Mr. Rogalski's review of the plan on tonight's agenda was waiting when they arrived. There was also a brochure about a Cumberland County Planning Commission luncheon that may be of some interest to the Planning Commission members.

Mr. Rogalski mentioned that he spoke with the engineer that prepared the plan on tonight's agenda. He stated that he would not be able to make tonight's meeting, but that he would submit revised plans for the next meeting that addressed the comments.

AUDIENCE PARTICIPATION

None

UNFINISHED BUSINESS

Comprehensive Plan Discussion

Ms. Nelson referenced the email she sent to the Planning Commission members with regard to making some plans for the Comprehensive Plan. She stated that she sent her comments before receiving a memo from Ms. Araiza on the outcome of a grant application. Ms. Araiza's memo stated that the Township received a grant to complete evaluation of the Township's financial situation and depending on that outcome other money may be available to hire help to get a new Comprehensive Plan completed. Ms. Nelson asked the members of the Planning Commission to gather their thoughts and save them for later.

Ms. Nelson asked Mr. Kuhl if he could give an update on where the financial review stood at this point in time. Mr. Kuhl said that there are 3 companies that will be conducting interviews with the township on June 28. Mr. Brymesser asked where the companies are from, and it was stated that at least 2 or the 3 are from the eastern Pennsylvania area. Mr. Kuhl state that the emphasis of this project is on the Township finances. Ms. Nelson asked how quickly will work begin after the interview process, maybe Julyish? Mr. Kuhl hopes it would move along rather quickly.

## NEW BUSINESS

### Denise Konter Final Subdivision Plan (Deadline – September 5, 2017)

Mr. Rogalski gave brief overview of the plan, stating that this is an existing 21 acre lot that is being divided into 4 building lots. Just like the Wenger plan that was approved several months ago, the sight distances are very tight. He is proposing that these sight distances be verified prior to approval of the plan. Ms. Nelson asked if these lots were directly across the road from the Wenger lots, to which Mr. Rogalski stated that he thought they were. He also noted that he believes the driveways will line up with approved driveways across the street.

Mr. Rogalski noted that the Township is planning to do some work on Clouser Road within the next 3-5 year range and will start notifying and talking to property owners. Mr. Kuhl asked if these plans would require an increase in the right-of-way. Mr. Rogalski said it would require gaining more right-of-way. Mr. Brymesser asked if there was any guarantee that the proposed roadwork would be done in the 3 year range. Mr. Rogalski said there is no guarantee, it would be up to the Board of Supervisors to approve the plan and schedule the work. Mr. Brymesser expressed his concern with 7 new building lots in this area and the increased traffic on a road that is not up to par. Mr. Kuhl feels the crest of the hill in this area is the big issue. Mr. Rogalski said that widening this road needs to be done, but to expect push back from the residents, just like was received when the Wenger plan was presented.

There was a comment about whether the Planning Commission should concern itself with the general note # 7 on the plan with regard to a title search. Mr. Rogalski deferred to Mr. Pykosh. Mr. Pykosh said title searches are normally done at the time of closing, but that for the cost, he would suggest requesting it be done earlier to protect the developer. Mr. Pykosh asked if Pennoni requires them as part of their review. Mr. Rogalski said they do not require them, but like having them. Mr. Kuhl asked if we could ask the developer for this to be done. Mr. Pykosh

said we can ask, but not require. Mr. Rogalski said he would add the request as a general comment.

Mr. Rogalski asked if a planning module was received with the plan submission. Ms. Wood stated that we did not receive a module with the plan submission, but that Mr. Wargo was checking into this item.

Ms. Nelson asked if Mr. Rogalski's comments were generally housekeeping items. To which, Mr. Rogalski said yes, and that the appropriate action for tonight would be to table the plan. Mr. Stoner asked about the historical value of the existing home that is to be demolished, as there is a reference to the Monroe Township Historical Society in the SALDO. Ms. Nelson explained that the Monroe Township Historical Society does not exist, so this reference has no bearing on any decision to be made and that the SALDO should be updated to remove this reference.

**On the motion of Mr. Brymesser, and seconded by Mr. Kuhl, and by unanimous vote of the members it was duly RESOLVED to table the Denise Konter Final Subdivision Plan.**

#### AUDIENCE PARTICIPATION

None

#### STAFF COMMENTS

Mr. Rogalski noted that he has received some calls and a follow-up package for the commercial lot next to the Mystery Book Store. The Township has received nothing official from anybody yet, but it did receive notification from PA DOT regarding a driveway. He just wanted the Planning Commission to be aware of the interest, and that he will be prepared to discuss it further once we actually receive something.

#### ADJOURN

**On the motion of Mr. Kuhl, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to adjourn the meeting at 7:30 PM.**

Respectfully submitted,

Holly Wood  
Recording Secretary