

October 4, 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  
Sheldon Brymessenger, Vice-Chairman  
Carl Kuhl  
Mike Pykosh, Solicitor

David DeNicholas  
Mark Swartz  
Greg Rogalski, Engineer  
Holly Wood, Recording Secretary

#### MINUTES

**On the motion of Mr. Kuhl, and seconded by Mr. Brymessenger, and by unanimous vote of the members it was duly RESOLVED to approve the minutes of the September 6, 2017 regular meeting as written.**

#### CORRESPONDENCE

Ms. Nelson noted that additional paperwork was waiting when they arrived this evening. She noted that there were comments on the plans on tonight's agenda, a memo from Catalina regarding the EIP status, and information from a resident regarding a request to DEP to have the Township revise its on-lot pumping program. It was decided that the new items would be addressed during the staff comments portion of the meeting.

#### AUDIENCE PARTICIPATION

None

#### UNFINISHED BUSINESS

##### Trindle Station – Phase 2 – Sections 3, 4, 8 & 9

Frank Tamanini was present to address this plan. Mr. Rogalski said that he had a follow-up meeting after the current copy of comments was issued to discuss some of the outstanding issues. Mr. Rogalski said that since the follow-up, he has no issues with the plan.

Mr. Pykosh asked if there were addendums to the Homeowners Association Agreements. To which, Mr. Tamanini answered yes. Mr. Pykosh asked to have copies of the addendums sent to his office for review.

Mr. DeNicholas asked about the costing requirement. Mr. Rogalski said that this item was completed.

Mr. Rogalski explained that the waiver requests are the same as the planning commission has seen and approved with all phases of the Trindle Station plan.

**On the motion of Mr. Kuhl, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to recommend approval of waivers 1 – 5 as listed on the Engineer’s comments dated September 28, 2017 for the Trindle Station, Phase 2, Sections 3, 4, 8 & 9 Final Subdivision Plan.**

**On the motion of Mr. Kuhl, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to recommend approval of the Trindle Station, Phase 2, Sections 3, 4, 8 & 9 Final Subdivision Plan, contingent upon satisfaction of all outstanding Engineering comments and legal reviews.**

#### NEW BUSINESS

##### Suave, Nolen, & Gipson Final Subdivision (lot additions)

Eric Diffenbaugh presented this plan as an estate settlement plan in the Cockley’s Meadow area. There are not planned improvements associated with this plan. Mr. Diffenbaugh has reviewed the Engineer’s comments dated September 28, 2017 and noted that he would like to request an additional waiver with regard to Section 402.3, 403.3 for providing existing contours at (1’) in floodplains; existing contours have been plotted at 2’ intervals.

Discussion on proposed boundaries ensued and was clarified. It was questioned if any buildable area would exist, to which it was answered that next to no buildable area would exist due to the floodplain/floodway areas.

Mr. Rogalski noted that he was ok with the waiver request for the wetland delineation, due to the wetland location being in a floodplain/floodway area. Mr. Rogalski said that with the wetlands location being in this area, there was an extra layer of protection through the Floodplain Ordinance. Mr. Rogalski said he will draft some wording to be included as a note on the plan to further this safeguard of the wetlands area.

**On the motion of Mr. DeNicholas, and seconded by Mr. Brymesser, and by unanimous vote of the members it was duly RESOLVED to recommend approval of waivers 1-3 as listed on the Engineer’s comments dated September 28, 2017 and the**

**additional waiver request for Section 402.3, 403.3 (provide existing contours at 1' in floodplains for the Sauve, Nolen, Gipson Final Subdivision Plan.**

**On the motion of Mr. Brymesser, and seconded by Mr. DeNicholas, and by unanimous vote of the members it was duly RESOLVED to recommend approval of Sauve, Nolen, Gipson Final Subdivision Plan contingent on satisfaction of all outstanding Engineer's comments.**

AUDIENCE PARTICIPATION

None

STAFF COMMENTS

Mr. Pykosh explained that the Planning Commission was presented with the Riggs notification and supporting documentation due to a request that the Riggs made to DEP for a modification of the Township's On-lot Septic Ordinance. The Riggs' have requested that the Township allow for an inspection process in place of the required 3 year pumping. With this inspection process, if a tank is less than 1/3 filled, pumping would not be required and could be pushed off until a later date. Mr. Pykosh explained that the Riggs' made a request to the Township for this change, but after review and research by the Sewage Enforcement Officer and himself, it was decided that the change would not be in the best interest of the Township. Since the Township declined to make the change, the Riggs' took it to the next level. As part of this move to the next level, the Riggs' are required to notify the municipality and its planning commission. Mr. Pykosh said that acknowledgement of the notification is necessary, and a recommendation on how to proceed is needed.

Mr. Brymesser said he would like to see the pumpings pushed to a 4 year program, instead of the 3 year program we currently use. He stated that it is his understanding that a properly working system could go years before it became necessary to pump. Mr. Pykosh explained that the 3 year time frame comes straight from DEP. Mr. DeNicholas asked what is driving this request. Mr. Kuhl said that he spoke with the Riggs, and they said they were told about the inspection process by a plumber that was doing work at their place and thought it was a good idea. The Riggs have also noted that at least 2 other local townships have implemented the inspection process. Ms. Nelson said she thought the whole on-lot program was put in place to protect the environment and not have the need to create more sewer systems. Mr. DeNicholas stated that the savings cost stated in the letter does not appear to be enough to warrant risking the change. He said he is on an on-lot system and has no issues with pumping every 3 years as required, and he only has 2 people living in his house. He is thankful he doesn't have to pay quarterly sewer rates.

**On the motion of Mr. Kuhl, and seconded by Mr. DeNicholas, and by vote of the members it was RESOLVED to recommend that the Township Solicitor to respond to DEP reiterating its stance of not changing its on-lot program to including the inspection only option. Mr. Brymesser abstained from voting on this issue.**

Mr. Kuhl gave an update on the EIP as outlined in Ms. Araiza's memo to the Planning Commission. Mr. Kuhl said that the firm was selected and a kick off meeting was being planned.

Ms. Nelson noted an article in the newspaper regarding the farm stand on W. Lisburn Road that is producing and selling more exotic fruits for this area. Mr. Kuhl mentioned that he attended a County planning session, and it was noted that the County collects information on roadside stands. Mr. Kuhl would like to get this information out to those residents that may benefit from having it, either as a vendor or a shopper.

Mr. Kuhl noted that there was a budget workshop held, and that the Township is working with the fire company on fine tuning their budget to avoid any tax increase. He stated the Municipal Authority is requesting a rate reduction for the Northern District; and that there was a joint meeting held involving the 5 parties involved with getting sewer and water to the proposed Allenberry Development. He said 4 of the parties are agreeable and have signed the documents, there is 1 party that is still holding out.

Ms. Nelson welcomed Mr. Swartz to his first, of hopefully many, Planning Commission meetings. Ms. Nelson noted that she looks forward to working with Mr. Swartz.

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 7:55 PM.**

Respectfully submitted,

Holly Wood  
Recording Secretary