

PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
MARCH 6, 2019

The meeting was called to order at 7:30 p.m. by Chairman Charles Kalemjian and the Pledge of Allegiance was recited.

Present: Charles Kalemjian, Richard Jordan, Sam Matthews, Nancy Kane, Tim Bucher and ex-officio member Greg Allen

Absent: Dennis Martin and Bill Flanagan

Also Present: Assistant Township Manager Scott Greenly, Building Inspector/Zoning Officer Tom Cooke, Assistant Zoning Officer Tara Giordano and Township Engineer Ted Gacomis

Minutes: Mr. Bucher made a motion to approve the minutes of February 6, 2019 and Mr. Kalemjian seconded. The motion was carried.

Gray Farm – Worthington Rd. - Proposed Single Family Dwellings: Sketch Plan

Tom Kessler, Equitable Owner of the Gray Farm property, presented a sketch plan showing 75 single family, two-story homes with an area for recreation playing fields. He discussed the environmental contamination issues associated with the property that have not been totally remediated, and explained that they will move forward with cleaning up the property once DEP identifies the preferred plan of attack.

The development will be built as a by-right plan and will have 2 entrances, one off of Worthington Rd. and the other connecting to Autumn Dr. There is a pipeline that runs through the property. The plan shows a 100 foot wide easement with houses to be built at least 50 feet from the actual pipeline.

Planning Commission members had questions related to the location of hot spot areas and whether or not future homeowners will be made aware of the history of the property. A representative from NVR Homes, the proposed builder, stated that when state wide health standards are met with respect to the clean up, they will abide by whatever is legal when informing future residents. If required, information will appear on the individual deeds.

The Commission stated that they have no fundamental objections to the sketch plan and suggested the Applicant move forward.

ANNOUNCEMENTS:

1. 3/18 – Board of Supervisors – 7:30 p.m.

OPEN TO THE PUBLIC FOR QUESTIONS & COMMENT

There being no other business, Mrs. Kane made a motion to adjourn the meeting at 8:15 p.m. and Mr. Kalemjian seconded. The motion was carried.

Respectfully submitted,

Jeri Cooper