

**West Nottingham Township
Planning Commission Minutes
July 3, 2007**

The West Nottingham Township Planning Commission held its regular monthly meeting on Tuesday, July 3, 2007, at the Municipal Building, 100 Park Road, Nottingham, Pennsylvania.

The meeting was called to order at 7:33 p.m. by Chairman, Neal Camens, followed by the Salute to the Flag.

PRESENT:

Neal Camens, Chairman	Gerald T. Cox, Supervisor
Dennis Byrne, Member	David Ross, Supervisor
Robert Rohrer, Member	Jim Gade, Twp. Engineer
Adam Sapp, Member	Steve Moran, Herr Foods
Nancy L. Cox, Secretary	Fred Sibley, L.R.H.Assoc.

JUNE 5, 2007 MINUTES—*A motion to approve the minutes, as presented, was made by Dennis Byrne, seconded by Robert Rohrer. All in favor. Motion carried.*

PLANS:

Land Development Projects

Herr Foods--Manufacturing Plan (Preliminary/Final)

- Jim Gade, Township Engineer, reported meeting at the site of the proposed new driveway with Penn DOT, Gerald Cox, Supervisor and Ed Her and Herr Foods' representatives. There are some road improvement requirements: a deceleration lane, move two poles and remove residence driveway, thus making this a safer entrance.
- After much discussion, *A motion to recommend approval of three requested waivers as amended on sheet 21 of plan dated 7/2/07 was made by Neal Camens, seconded by Adam Sapp. Dennis Byrne abstained (employee of Herr Foods). Motion carried. The following conditions that must be met:*

1. *The Penn DOT HOP Permit No. 6065687 will be amended to the satisfaction of Penn DOT and West Nottingham Township as delineated in the HOP Plan for Herr Foods Permit Plan/Driveway Profile dated: Draft 6-22-07 prepared by Wynfred C. Sibley (Lake, Roper, Hillard Assoc.)*

The applicant has requested a waiver from Chapter 22 Subdivision and Land Development Ordinance, Section 621.1 requiring a proposed driveway accessing a collector street shall be located a minimum separation distance of 250 feet from an existing street (Old Forge Road). Because the existing driveway location does not provide safe sight distance and creates an unsafe condition for trucks accessing the site, the proposed driveway is located as far east along the property frontage and along Route 272 as possible. This location does not meet the requirement of Section 651.1, however because the proposed driveway is located in the safest location possible and no other access point is available for the parcel, a waiver is requested.

The Applicant *has* agreed to do the following: 1. install a 104 feet long by 12 feet wide deceleration lane at the south side of PA 272, 2. relocate two utility poles a minimum of 4 feet from the south edge of existing pavement on PA 272, 3. remove the existing driveway on tax parcel 68-02-98.3A east of the new plant driveway and provide access to this parcel through the new plant driveway. In the event that the applicant agrees that the fire company may seek to improve tax parcel 68-2-78 for fire company use, the applicant agrees that additional roadway improvements may be necessary as part of those improvements.

2. *The Sewage Facilities Planning Module will be satisfactorily acquired from Pa DEP and approved by West Nottingham Township.*
3. *The Township Engineer will issue a clean response letter, indication that all engineering items have been addressed.*

- *A motion to recommend approval of Preliminary/Final Plan with*
 1. *PennDOT Highway Occupancy Permit*
 2. *Approval of Sewage Facilities Module from DEP*
 3. *Clean letter from Township Engineer**was made by Robert Rohrer, seconded by Adam Sapp. Dennis Byrne abstained (Herr Foods' employee). Motion carried.*
- *Extension until 21 September, 2007 was accepted by Township*
- *Project sent to BCO for building permit—second review.*

R. Samuel McMichael—Fireworks Retail Store (Final Plan)

- *No updates—no response from Union Fire Co. No. 1 Oxford Fire Co. Fire co. should state whether access into the property is acceptable (statement from Jim Gade, Township Engineer).*
- *Needs extension.*

Subdivision Projects

R. Samuel McMichael Industrial Park Subdivision (Sketch Plan)

- *No update*

R. Butler Subdivision (Final Plan)

- *No update—Extension to August 10, 2007*

George W. Thompson, Jr (Final Plan)

- *No update—Extension granted to October 15, 2007 (June Bd. of Sup. meeting)*

Wicklow Land Development (Subdivision)

- *CEO sent project to PennDot 01 June with small aerial photographs with revised plans:*
- *Showing changed entrances onto Forge Rd and Baltimore Pike (submitted for conditional use approval by East Nottingham Twp.)*
- *Existing pre-project conditions on site.*
- *Extension granted to October 24, 2007 at June Board of Supervisors' meeting.*

OTHER BUSINESS:

Agricultural Security Area application..James Bower

- *Hearing at July meeting of Board of Supervisors.*

COMMENTS:

- *Adam Sapp will be unable to attend the August meeting.*

ADJOURNMENT: *A motion to adjourn at 8:20 p.m. was made by Dennis Byrne, seconded by Adam Sapp. All in favor. Motion carried.*

Respectfully submitted,

Nancy L. Cox
Secretary