

**Willistown Township Planning Commission**  
**Minutes of the Meeting of**  
**August 11, 2021**

**Present:** C. Rubenstone, Chairman  
M. Perrin, Vice-Chairman  
D. watt, Secretary  
W. Claytor  
W. Shoemaker

**Also:** J. Jacobs, Assistant to the Township Manager  
B. Smiley, Zoning Officer  
J. Gaadt, Consultant to the WPC  
M. Conrad, Township Engineer

**Absent:** F. Houder  
R. Reves

**Minutes:** The minutes of the meeting of July 14<sup>th</sup> were approved as submitted.

**Zoning:** Z-7-21 13 Long Lane Variance for a pool/deck w/RBA Zone  
Landon Woodward represented the applicants Mike and Diane Malley. The WPC supports the granting of a variance because the net result will be a reduction of the existing violation of the RBA.

**Conditional Use:** C-02-21 612 Warren Ave Use within the Zone 2 RBA John Mahoney, Esq and Joe Russella represented the applicant, Costel Talanca who attended. Rusella reviewed the Site Plan, the RBA Management Plan and the existing conditions. The only development will be the house, driveway, sewer connection, electric connection and water connection. Discussion of setbacks followed the discovery of a "drafting faux pas." Conrad summarized further suggestions for the applicants use in preparation for their return at the next meeting.

**Concept Plan:** 27-29 Industrial Blvd. Bill Brown, Kim Krauter and Erika Scharr returned with an architectural rendering of the site showing two buildings of 58 units each along with associated parking. A discussion of the proposed height and other zoning issues began. They plan to return after looking again at the zoning requirements.

Respectfully submitted,

David. E. Watt, Secretary