

**Willistown Township Planning Commission  
Minutes of the Meeting of  
May 21, 2014**

**Present:** R.E. Reves, Chairman  
D. E. Watt, Secretary  
A.E. Newbold  
F. Houder

**Also:** John Gaadt, Planning Consultant  
Michael Conrad, Township Engineer

**Absent:** W. Bowers III, Vice-Chairman  
G. Bucaccio  
W. Shoemaker

**Minutes:** The Minutes of the meeting of May 7, 2014 were approved as submitted.

**Building Permit Issue:** Renehan Building Group – re Flood Plain Incursion at 11 Andrews. Jim Renehan and Nick Vastardis, P.E. appeared to seek guidance regarding what appeared to be an incursion into a riparian buffer. Both Gaadt and Conrad had suggestions and comments. The sense of the WPC is that since the water is contained in a township pipe on the property with an easement, it is not really an incursion into the protected area.

**Subdivision: S-02-2014** – Norman T. Phelps, 562 Sugartown Road and 10 Salisbury Lane  
Minor Subdivision – Lot line Change.  
Dave Shula, P.L.S. appeared to explain the proposed new lot configuration. He needs the approval of DEP before the WPC can make a recommendation.

**S -01-2014** – Douglas Ludin, 649 S. Warren Avenue. Minor Subdivision. No one has ever appeared on behalf of the applicant. The WPC recommended that the subdivision be denied unless an extension letter is received by May 23, 2014.

**Ordinances: Stormwater** – Gaadt will tweak one sentence of the draft of the amendments to Chapter 73, the Environmental Protection Ordinance. Following the change, the WPC recommends adoption by the Board of Supervisors.

**Signs** – The WPC recommends adoption of the draft ordinance by the Board of Supervisors.

**Discussion:** Possible Revisions to 139-94. Yard exception for accessory uses and buildings. Gaadt will prepare a draft for the next meeting.

Pipelines – Gaadt will work on further revisions following the WPC discussion.

Respectfully submitted,

David E. Watt, Secretary