

Willistown Township Planning Commission
Minutes of the Meeting of
July 09, 2014

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

Also: John Gaadt, Consultant to the WPC

Absent: W. Bowers III
W. Shoemaker

Minutes: The Minutes of the meeting of June 11 were approved as submitted.

Welcome: Chairman Reves welcomed Blair Barstar, who is a Scout working on his Community merit badge, to the meeting.

Zoning: Z-07-14 Anthony and Sylvan Pools – 4 Callery Way seeks variance relief from 139-28D to increase impervious cover by 5% over that allowed in the R-1 Zoning District. Ted and Carole Wells, the property owners, Sean McHough and Neil Coyne of Sylvan Pools and Matt Mesko of Mesko Engineering appeared. They explained the constraints of the lot size resulting from lot averaging. They will do some re-engineering and return at the August meeting with the results.

Conditional Use: C-01-14 Craig Camel – 2 Creek Road seeks relief from 72-62-B(2)(a) Zone 2 Riparian Buffer area for a driveway. Camel and his contractor, Victor Gugliemi appeared to explain the need to move the driveway. Chairman Reves will contact the Township Engineer for input on his reasoning. The WPC will then have the information needed to make a recommendation to the Board of Supervisors at the August meeting.

Subdivision: S-01-14 Douglass Ludin – 749 S. Warren Avenue - Minor two-lot subdivision Ludin and David Falcone, Esq. appeared along with a neighbor, Joan Carter. The issue arose again of the 1.76AC the six acre parcel would yield under the Ordinances. They claim that storms and fallen trees make the calculation out of date and they will consider resurveying to determine if they can get closer to meeting the requirements.

S-04-14 Arthur and Douglass Newbold – 764 Hillview Road – Minor Subdivision
Lot Line Change

Arthur Newbold recused himself. The Newbolds were represented by David Shula. He presented the lot line change which will extinguish the present line and convey 6.484 AC to the neighboring property. The plan will go next to the Township Engineer.

S-02-14 Norman T. Phelps, Jr. – 562 Sugartown Road and 10 Salisbury Lane
Minor Subdivision – Lot Line Change

Dave Shula appeared on behalf of the applicant reporting that the DEP approval letter had been received so that the Subdivision could be recommended to the Board of Supervisors for their approval. **The WPC therefore recommended the plan for approval by the Board of Supervisors upon receipt of the DEP letter by Chairman Reves.**

Discussion: The two draft Ordinances dealing with pipelines and assorted structures received a few wording change suggestions. They should be in their final form for the next meeting. The Ordinance change to Section 139-94 Yard Exceptions for accessory uses and buildings is now in final form. **The WPC recommends this Ordinance to the Board of Supervisors for their approval and adoption.**

Respectfully submitted,
David E. Watt, Secretary