

Willistown Township Planning Commission
Minutes of the Meeting of
September 03, 2014

Present: R.E. Reves, Chairman
W. Bowers III
D. E. Watt, Secretary
G Bucaccio
A.E. Newbold
W. Shoemaker

Also: John Gaadt, Consultant to the WPC
Mike Conrad, Township Engineer

Absent: F. Houder

Minutes: The Minutes of the meeting of July 9 were approved as submitted.

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. Appearing were Carole Wells, property owner, Matt Mesko, P.E., Michael Niello and Susan Boswell, Esq. They reviewed changes to the original plan that reduced the impervious cover and introduced the concept of a rain garden that would control storm water by relying on “evapo-transpiration”. Boswell conceded that the “medical use is not determinative” as had been previously suggested. Chairman Reves will prepare a memo to the Zoning Hearing Board and circulate it among the Planning Commission members for their input.

Subdivision: 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, PLS. Mark S. Pinnie, Esq. represented the neighboring property owner to whom the 6.484 AC parcel is to be transferred. As everything was in order with the Plan, **the WPC recommends the plan for approval by the Board of Supervisors.**

Inquiry for Guidance:

Jim Renehan and Christian Spuckti – 6 Stoneybrook Lane.

Mr. Spuckti has already been granted a variance related to the riparian buffer. The quest posed was whether a driveway could be moved to reduce incursion into a small part of the riparian buffer. Discussion led to a recommendation that they need conditional use approval to move the driveway.

Jim Renehan – Lucas Lane explained that the house he intends to build will not fit on the property as presently surveyed. It appears that a more careful and accurate survey of the slopes and a new measurement of the riparian buffer from the pond might permit the house with some adjustments to its proposed siting and orientation.

Pipeline Ordinances:

Gaadt will add language to the ordinance regulating Surface Land Uses Associated with Pipelines and the Ordinance Regulating Development and Land Use near Pipelines to acknowledge case law. **The WPC recommends that the Board of Supervisors enact the Ordinances when the language has been added to the final draft.**

Respectfully submitted,

David E. Watt, Secretary