

Willistown Township Planning Commission
Minutes of the Meeting of
January 6, 2016

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

Also: John Gaadt, Consultant to the WPC
Mike Conrad, Township Engineer
Neal Vaughn, Zoning Officer

Reorganization: R.E. Reves was elected Chairman, W. Bowers, Vice Chairman and D.E. Watt, Secretary for year 2016.

Minutes: The Minutes of the meeting of December 16, 2015 were approved as submitted.

Zoning Hearing: Z-11-15 Nicholas and Theresa Vastardis – 29 Harvey Lane
Requesting relief from 139-94 and 139-18-C (2)
Since meeting with the WPC on December 03, the applicant has reduced the relief requested in keeping with recommendations made during that meeting. However, additional suggestions were made to further decrease the amount of non-conformity before the PC would recommend approval to the Zoning Hearing Board.

Subdivision: S-08-15 Delchester Group, Inc. – 778,782 Sugartown Rd., 806 Goshen Rd.
Lot line changes
Dave Shula appeared for the applicant and agreed to adjust the plans in accordance with Mike Conrad’s comments in his review letter of January 5, 2016. When all changes are made and upon the receipt of a “clean” letter from Mike, the WPC will recommend the Plan to the Supervisors for approval.

Land Development: L-08-15/S-07-15 Recovery Centers of America – 28 Industrial Boulevard
The Applicant was represented by Edmund Campbell, Esq., Steve Campbell, PE, Joe Orsatti and John Hosbach. Mr. Hosbach presented a plan of the existing trees on the property, most of which are Black Locust. These are an invasive species which prevent more desirable trees from thriving. The WPC concurred with the removal of these invasive trees. Mr. Orsatti presented a revised Landscape Plan which incorporated many of the previous suggestions from the WPC. Lighting levels and hours of use were discussed but will be further examined after the lighting plan is presented.

Zoning Amendments: John Gaadt reported that he would incorporate the suggestions for changes that had been agreed upon by the PC into an ordinance document for review by the Solicitor. The Emergency Radio Satellite Signal Booster Ordinance from the County will be examined by the Zoning Officer for its applicability to Willistown Township.

Respectfully submitted,
William Bowers, III, Acting Secretary