

**Willistown Township Planning Commission
Minutes of the Meeting of
March 02, 2016**

Present: R.E. Reves, Chairman **Also:** Mike Conrad, Township Engineer
 F. Houder
 A.E. Newbold
 W. Shoemaker
Absent: W. Bowers, III, Vice Chairman
 D. E. Watt, Secretary
 G. Bucaccio

Minutes: The Minutes of the meeting of February 17, 2016 were approved as submitted.

Conditional Use: C-01-16 Phelps School – 583 Sugartown Road

The applicant was represented by Debbie Shulski, Esq., and Cheryl Love. The proposed new sewer line is related to the land development for the new gymnasium. The new line will connect to the existing line which is in the Zone 2 riparian buffer. Conditional Use is required for the incursion into the riparian buffer. With Mr. Shoemaker abstaining, **the WPC recommends that the Conditional Use be granted.**

Land Development:

L-01-15 Phelps School – 583 Sugartown Road

The applicant was again represented by Debbie Shulski, Esq. and Cheryl Love. Using the February 26, 2016 review letter from the Township's Engineer and the February 25, 2016 review letter from the Township Planner, each item was discussed and either noted "will comply" or will require further action by the applicant.

L-08-15/S-07/15 Recovery Centers of America – 27 Industrial Boulevard

This applicant was represented by Ed Campbell, Esq. and Steve Campbell, P.E. who responded to the March 1, 2016 review letter from the Township's Engineer on an item by item basis. Discussion ensued concerning overnight lighting since this is a 24-hour operation with three shifts in addition to the office staff. The applicant will adjust the Plan in accordance with the review letter and will return.

Respectfully submitted,
Rita E. Reves, Acting Secretary