

TINICUM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
March 22, 2016

Damon Aherne called the meeting to order at 7:00 p.m. In attendance were Vincent Dotti, Tom Casola and John Cole. Peter Bickford and Trevor McNeill were absent and Laure Duval joined the meeting at 7:20 p.m. In the audience were Property Owner/Applicant Ann Eissler, Bill Benner of Benner and Wild, Adam Crews, Crews Surveying, LLC and Tom Hamburger. Contractor.

ZONING HEARING BOARD APPLICATIONS:

Appeal # 2- 2016, on April 28, 2016 at 7:00 p.m. Property Owner Ann M. Eissler requests a variance from Article VIII, Section 806, subsection (d)(3)(i) to redevelop the property maintaining the current 9.67% impervious surface ratio rather than the 5% impervious surface coverage permitted in the Critical Recharge Overlay District in order to demolish the existing structure and to replace it at substantially the same location and to reconfigure the existing driveway. This property is identified as Tax Map Parcel No. 44-022-083, located at 19 Ledge Lane, Pipersville, Pennsylvania 18947. It is a 2.53 acre tract located in the Residential Agricultural (RA) Zoning District and the Critical Recharge Overlay District.

Aherne said Casola pointed out that after looking at the Critical Recharge Overlay map the property doesn't appear to be in the Critical Recharge area. He asked Crews how he determined the property was in the CR Overlay. Crews said that he referred to the Overlay maps at the back of the Zoning Ordinance Book to make his determination.

After Aherne, Crews and Benner reviewed the Critical Recharge Overlay map the consensus was that the property did not fall into the CR area. Benner said that being in the CR overlay was the sole basis for Eissler's application and a case can be made that if there is no net increase in the impervious then there is no need for a variance.

Aherne confirmed with the PC members that they were in agreement the property did not fall into the Critical Recharge Overlay district.

Aherne and Crews marked a Critical Recharge Overlay map with the location of Eissler's property for the Zoning Officer to review.

Motion by Casola, seconded by Cole, that the PC has reviewed the application and finds that the parcel located at 19 Ledge Lane is not in the Critical Recharge Overlay and while it is near Smithtown Creek, Section 806D is not applicable, therefore the requested relief is unnecessary. Voted upon and passed.

Dotti added the condition that the applicant obtain a Professional Services Agreement with the Township Engineer who can ensure the proper steps are taken to return the impervious area to a pervious condition.

Aherne said that in the event that this application goes to the ZHB, the PC recommends approval with the condition to guarantee the restoration of the impervious areas. Voted upon and passed.

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Notes:

- The PC agreed to change the meeting start time to 7:30 p.m.
- The BOS will be attending the 4/12/16 meeting as per Aherne's request.

ADJOURNMENT: The next meeting of the Planning Commission is scheduled on April 12, 2016 at 7:30 p.m.