

**Honey Brook Township Planning Commission  
Regular Meeting Minutes  
November 20, 2014**

The Honey Brook Township Planning Commission held its regular monthly meeting on Thursday, November 20, 2014 at the Honey Brook Township Building. The meeting was called to order at 7:02 p.m. by Vice Chairperson Gary McEwen. Commissioners present were Joe Fenstermacher, Leslie Siebert, Troy Stacey, Terry Schmidt, and Bob Witters; Mike Reinert, Technicon Enterprises, Inc. (TEI), Township Engineer, was present. Absent: Susan Lacy, Chair

**Minutes**

With no additions or corrections, a motion to approve the October 23, 2014, Planning Commission meeting minutes was made by Joe Fenstermacher, seconded by Troy Stacey. All in favor. None opposed. The motion carried.

**Subdivision/Land Development Applications**

**1. Village Greene - Phase 2 Final Plan**

Christopher Falencki, PE, of Weiser Engineering Consultants was present for the applicant, Sam Nemroff, PennWynne Homes. He indicated that Phase 1 is currently under construction, and Phase 2 will be ready for construction in the spring. The applicant is looking for a recommendation of final approval tonight. The TEI review letter dated November 14, 2014 was reviewed with the Township Engineer and the applicant agrees that they can comply with the comments in the letter.

Mr. Reinert added that a majority of the issues were addressed some years ago during the preliminary plan reviews and the remaining topics consist of housekeeping issues such as outside agency approvals.

With no further discussion, a motion to recommend conditional final plan approval to the Board of Supervisors subject to satisfying the conditions in the November 14, 2014, TEI review letter was made by Joe Fenstermacher, seconded by Bob Witters. All in favor. The motion carried.

**2. Poplar Realty (Tabas Tract) – Final Plan**

Mr. Reinert noted that the applicant requested the plan be tabled to address a number of outstanding issues presented in the Township Engineer's latest review letter. The applicant suggested returning in January once these issues could be addressed. No further action to be taken at this time.

### **Zoning Hearing Board/Conditional Use Applications**

None

### **Pending Ordinances**

None

### **Other Business**

1. Levi King - 295 Pequea Avenue - Component 4A Planning Module

There was no one present for the application. Mr. Reinert indicated that the applicant is proposing a four bedroom addition to an existing dwelling. They will need a planning module to address the sewage facilities because the proposed flows will exceed 800 gallons per day. The Component 4A was reviewed for consistency with local regulations by TEI on behalf of the Planning Commission.

With no further discussion, a motion to grant approval for the Planning Commission Chair to sign the Component 4A Planning Module was made by Troy Stacey, seconded by Bob Witters. All in favor. The motion carried.

### **Correspondence of Interest:**

None

### **Upcoming Meetings** - All dates subject to change

December 10th - Regular Board of Supervisors Meeting (7:00 pm)

December Planning Commission Workshop - CANCELLED

December 18th - Planning Commission Regular Meeting (7:00 pm)\*\*

\*\*Note Date Change due to Holiday

### **Adjournment**

With no further business, a motion to adjourn the meeting was made by Joe Fenstermacher, seconded by Terry Schmidt. All in favor. None opposed. The motion carried. The meeting was adjourned at 7:17 PM.

Respectfully Submitted,

*Leslie Siebert*

Secretary, Planning Commission