

HALFMOON TOWNSHIP
Planning Commission Meeting
January 4, 2011 7:00 pm

Present: Danelle Del Corso, Bob Eberhart, Larry Fennessey, Lorin Nauman, Joe Tylka, John Stevens
Absent: Jordan Finkelstein
Others present: Jim May, CRPA; D. J. Liggett, CRPA; Susan Steele, Township Manager; Dave Piper, Zoning Officer; Linda Laird, property owner; James and Amy Smith, citizens; Melissa Gartner, recording secretary

1. Call To Order

Temporary Chair Mr. Nauman called the meeting to order at 7:03 p.m.

2. Planning Commission Reorganization

- a. Appointment of Chairman of the Planning Commission: Motion. Mr. Stevens nominated Ms. Del Corso for Chair. Mr. Eberhart seconded. Ms. Del Corso accepted. Vote: 6-0.
[At this time, Ms. Del Corso took over chairing the meeting.]
- b. Appointment of Vice-Chairman of the Planning Commission: Motion. Mr. Stevens nominated Mr. Tylka for Vice-Chair. Mr. Fennessey seconded. Mr. Tylka accepted. Vote: 6-0.
- c. Appointment of the Secretary of the Planning Commission: Motion. Mr. Fennessey nominated Mr. Finkelstein for Secretary. Mr. Stevens seconded. Mr. Finkelstein had accepted in advance, in case he was nominated. Vote: 6-0.
- d. Appointment to the Centre Regional Planning Commission: Mr. Fennessey and Mr. May gave a brief review of the televised monthly meetings (first Thursday of the month at 7:30 p.m. at the COG Building) and duties. Mr. Stevens asked if Mr. Fennessey would continue to serve, and Mr. Fennessey declined. Motion. Mr. Eberhart nominated Ms. Del Corso for CRPC Representative. Mr. Stevens seconded. Ms. Del Corso accepted. Vote: 6-0. Mr. Fennessey agreed to serve as alternate and will attend the CRPC meeting on January 6 because Ms. Del Corso can not attend.
- e. Appointment to the Open Space Preservation Board: Motion. Mr. Stevens nominated Mr. Eberhart to continue serving on the OSPB. Mr. Nauman seconded. Mr. Eberhart accepted. Vote: 6-0.

3. Meeting Date Approval for 2011

Motion. Mr. Tylka moved to approve the Planning Commission meeting dates for the first and third Tuesday of each month in 2011. Mr. Nauman seconded. Vote: 6-0. Therefore, the PC is scheduled to meet on the following dates:

- January 4 and 18
- February 1 and 15
- March 1 and 15

- April 5 and 19
- May 3 and (Wednesday) 18 - Tuesday, May 17 is the primary election
- June 7 and 21
- July 5 and 19
- August 2 and 16
- September 6 and 20
- October 4 and 18
- November 1 and 15
- December 6 and 20

4. Citizen Comments

None

5. Approval of December 21, 2010 Minutes

Motion. Mr. Fennessey moved to approve the minutes of December 21, 2010. Mr. Stevens seconded. Vote: 6-0.

6. Reports

a. BOS Update

The BOS elected Mark Stevenson as Chair and Andy Merritt as Vice Chair. They also reappointed Lorin Nauman and Danelle Del Corso to new four-year terms on the Planning Commission.

b. Zoning Officer's Report

Mr. Piper stated that 2010 will go on record as the worst year for development in Halfmoon Township in a long time. He estimated that he averaged less than one permit for a single-family home in three months. However, this time of low-demand provides a good opportunity for planning in the Township. Ms. Steele said the Chapter 102 changes for storm water went into effect in November. She will attend a free training on these changes in February because this will affect future developments like Mr. Maloney's proposed plan.

7. Laird Sketch Plan

This is a planned subdivision off of Lone Pine Road for a 10.5 acre parcel. Mr. Piper completed soil testing recently and examined the septic locations. The Laird family is seeking to divide this 10.5 acre parcel into two smaller parcels (5.0 and 5.5 acres). There is access to these two parcels from Lone Pine Road. A crash gate provides an alternate/emergency access for this subdivision and the Sawmill Road subdivision. Mr. May asked what waiver is needed for the BOS. Mr. Piper said the point is moot, because the regulation states there must not be more than three houses on a private street; however, there are already more than three houses on the existing road. Mr. Fennessey asked Mr. Piper about permanence of the road and maintenance of the gate. Mr. Piper said the road and the gate are maintained by the Trotter Farm development. If, in the future, Trotter Farm does not maintain the road, Mr. Scott Brown said at the BOS meeting, he would maintain it for emergency access.

Motion. Mr. Nauman moved that the PC would concur with the 3-lot waiver. Mr. Eberhart seconded. Vote: 6-0.

Mr. Fennessey asked about private road locations in the Township. His concern was to include these roads on the official map. Ms. Steele discussed the recent accident on Route 550 near the Exxon station, and how it cut off access to the Township. Discussion continued about private roads vs. "not maintained by Township" roads.

8. Adjournment

Motion. Mr. Stevens moved to adjourn. Mr. Tylka seconded. Vote: 6-0.

The meeting was adjourned at 7:47 p.m.

Respectfully submitted,
Melissa Gartner
Recording Secretary