

MARYSVILLE BOROUGH PLANNING COMMISSION  
WORK SESSION  
January 28, 2014

**1. SALDO Summary**

Mrs. Stoner questioned the comment regarding the removal of the square footage limitation in the October minutes where the space was left blank for the square footage.

Ms. Hardman stated that the comment regarding square footage should not be filled it but should be removed in its entirety because the MPC does not indicate a square footage limitation.

Ms. Hardman stated that STRUCTURE is the last definition that was discussed at the December 11, 2013 Planning Commission meeting.

Mrs. Stoner stated that the next definition is SUBDIVISION.

Ms. Hardman stated that there is no reference to lot consolidation in the definition of SUBDIVISION.

Ms. Brock stated that the definition states the division or redivision into two or more lots.

Mr. Finnerty stated that a consolidation is a change of lot lines.

Mrs. Stoner stated that she is ok with the definition as long as it complies with the definition of subdivision in the MPC.

Mr. Finnerty read the definition in the MPC and it was the same.

Ms. Brock asked what “devices” was.

Mr. Finnerty stated that a device is a person who receives a gift of real estate by a will.

Ms. Brock stated that an heir doesn't require a will.

SUBJECT TRACT – no change  
SUBSTANTIALLY COMPLETED – no change

SUPERELEVATION

Mr. Finnerty stated that the ordinance should be checked to see if SUPERELEVATION is used.

SURVEYOR – no change  
SWALE – no change  
TIE BAR – no change

TOPOGRAPHY – no change  
TRACT – no change  
TREE PROTECTION ZONE – no change

#### TRIP

Mrs. Stoner asked what a non-motorized vehicle movement is.

Ms. Brock said a bicycle is a non-motorized vehicle movement.

Mr. Vaitl said a horse and buggy would be a non-motorized vehicle movement.

#### UNIT OF OCCUPANCY

Mrs. Stoner asked what unit of occupancy is trying to define.

Ms. Brock stated that if there is a multi-family dwelling, every one unit is a unit of occupancy.

#### URBAN - delete

Ms. Hardman stated that the urban definition should be deleted because the categories were consolidated into one.

#### URBAN GROWTH AREA - delete

Mrs. Stoner stated that there is no urban growth area.

#### WATERCOURSE – no change

#### WATERSHED - no change

#### WETLANDS – no change

YARD – make sure it is the same as zoning  
YARD, FRONT – make sure it is the same as zoning  
YARD, REAR – make sure it is the same as zoning  
YARD, SIDE – make sure it is the same as zoning

### **Part 3 – Administration**

Ms. Hardman stated that the first and second paragraph entitled “Modification” seems to be a purpose.

Ms. Brock stated that Part 4 addresses modifications.

Mrs. Stoner stated that Part 4 is plan processing and procedures.

Mr. Finnerty stated that modification can be left in administration but it should not be at the beginning of the chapter.

Ms. Brock stated modifications should be in Part 4 – Plan Procedure.

Ms. Hardman stated that enforcement and penalties are typically in the administration section.

Mr. Vaitl stated that the first half of the paragraph under modification could be the purpose for the chapter.

(For the record, Mr. Vacarro arrived at 7:20 pm)

Mr. Finnerty stated that General Provisions should also be in Part 3 – Administration.

Mr. Vaitl stated that the last two sentences under Purpose should be removed because it is specific to Modifications.

Mrs. Stoner stated that the Purpose should be first and then Fees.

Mrs. Stoner stated that she will have Part 3 Administration restructured and it can be discussed at the February 18, 2014 workshop meeting.

**MARYSVILLE BOROUGH PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JANUARY 28, 2014**

**CALL TO ORDER.** The meeting was called to order at 7:30 pm

**1. ROLL CALL:**

**MEMBERS PRESENT**

Stephanie Stoner, Chairman

Jennifer Brock

Art Vaitl

Shawn Vacarro

Robert Zimmerman

**STAFF PRESENT:**

Janet Hardman, Code Enforcement Officer

Jason Finnerty, Tri County Regional Planning Commission

Scott Weaver, Borough Manager

**OTHERS PRESENT:**

None

**2. REORGANIZATION**

### **Election of Chairman**

Mr. Vacarro called for nominations of Chairman

Ms. Brock nominated Mrs. Stoner, seconded by Mr. Vaitl.

MOTION: Mr. Zimmerman moved to accept the nomination of Mrs. Stoner as chairman, Ms. Brock seconded the nomination. The nomination passed unanimously.

### **Election of Vice Chairman**

Mr. Vacarro called for nominations of Vice Chairman.

Mr. Vacarro nominated Ms. Brock as Vice-Chairman. Seconded by Mrs. Stoner

MOTION: Mr. Vaitl moved to accept the nomination of Ms. Brock as Vice-Chairman, Mr. Stoner seconded the nomination. The nomination passed unanimously

### **Election of Secretary**

Mr. Vacarro called for nominations of Secretary.

Ms. Brock nominated Mr. Vacarro as Secretary. Seconded by Mr. Vaitl.

MOTION: Ms. Brock moved to accept the nomination of Mr. Vacarro as Secretary, Mr. Vaitl seconded the nomination. The nomination passed unanimously

## **3. MINUTES:**

### **a. December 11, 2013 Minutes**

Page 1 top title add “g” to “Planning”.

Page 2 #2. Minutes, add “October 22, 2013.”

Page 3, 5.B. sentence should read, “Zoning ordinance is not completed at this time.”

Pages 4, second paragraph, add “about” after “hear”.

MOTION: Ms. Brock moved, seconded by Mr. Vaitl to approve the minutes as amended motion passed unanimously.

## **4. PUBLIC COMMENT. None**

## **5. NEW BUSINESS.**

### **a. SALDO:**

Mrs. Stoner stated that Part 2 definitions were finished in work session. Part 3 will be updated and will be discussed at the February 18, 2014 workshop meeting.

**Appendices** - Mrs. Stoner stated that the Appendices are completed.

**Part 3** – Mrs. Stoner stated that Part 3 is Administration will be discussed at February 18, 2014 workshop meeting.

**Part 6** – Mrs. Stoner stated that Part 6 is Assurance of Completion and is 12 pages. This can be discussed at the next meeting.

**b. Zoning Ordinances/Chapter 27 (2007):**

**Part 14 Development Standards**

**Part 15 Performance Standards**

Mrs. Stoner stated that Part 14 and Part 15 will be reviewed when the SALDO is completed.

**c. Well Ordinance.**

Mrs. Stoner stated that the well ordinance will be done at the same time as the SALDO.

**6. NEW BUSINESS. None**

**7. GENERAL ANNOUNCEMENTS.**

**A. Rockville Estates update**

Mrs. Stoner stated the Scott Weaver, Borough Manager, is present to provide an update on Rockville Estates.

Mr. Weaver stated that he talked to John, Yingst Home's engineer who informed him that they timbered the roads and marked out the buffer yard with white lines. They have stayed within the lines. He met with Yingst Homes representatives and walked that 30' buffer yard area. Ninety percent of the homes are compliant with the yards as far as property lines. Eight to nine of the yards protrude onto Yingst's property. Some of the fences and sheds built on the properties along Ridgeview don't meet the setback requirement. There are survey pins existing on Ridgeview Drive.

Ms. Brock asked if the fences and sheds are on the property line or just don't meet the setback requirements.

Mr. Finnerty asked if there were conflicts with the surveys.

Mr. Weaver stated that there are no conflicts with the surveys.

Mr. Zimmerman asked if the projections in the newer section of Ridgeview Drive at the upper end.

Mr. Weaver stated that the projects are on the upper end of Ridgeview Drive.

Mrs. Stoner stated that the last two properties on the west side should still have trees according to the plan and the lots for the sedimentation basins.

The people who live there asked Yingst's loggers to remove trees that are bending over onto their property.

Mrs. Stoner stated that there should be a tree buffer to Carolina Street.

Mr. Weaver stated that it is very close.

Mrs. Stoner stated that she didn't see any trees in the Carolina Street section.

Mr. Weaver stated that trees were not removed on the Carolina Street end. All surveyed with markers. It is very easy to identify property lines. They are waiting for the snow to melt. Yingst plans to bring in a stump grinder and are digging out the stumps to make the area level where it was timbered. This work will start when the weather breaks.

Mr. Vaitl asked if the swale will be installed then.

Mrs. Stoner stated that Yingst was supposed to provide updates of the phasing plan.

Ms. Hardman stated that the phasing updates are required.

Mrs. Stoner stated that the Preliminary Plan and the Final Phase 1 plan phasing plan is outdated.

Mr. Weaver stated that the phasing plan was updated in January, 2013.

Mrs. Stoner stated that the Planning Commission has been left out of discussions on removing the 55 and over housing and meetings with the Solicitor and Borough Engineer.

Ms. Brock stated she is assuming that a revised phasing plan will be submitted.

Mrs. Stoner stated she would like to get a copy of the meeting minutes of meetings that have been held.

Mr. Weaver stated that once it is spring they will start the infrastructure such as ponds and catch basins, storm sewers and water lines from Rt 11/15 to Kitatinny Road. Mr. Weaver asked Yingst to gate the area off. Yingst is trying to pre-sale lots and could start constructing homes.

Mrs. Stoner asked how will water be provided on the preliminary plan and the Phase 1 plan.

Mr. Weaver stated that Yingst drilled two wells but they are not in use because United Water stated they would provide service. There will be two large tanks for fire suppression at the top of the mountain.

Mr. Vaitl asked if the road is roughed in to the top of the mountain.

Mr. Weaver stated that they only logged the road. They started logging in November and removed stumps.

Mrs. Stoner asked if United Water is serving the entire community except for the two lots at the very top of the mountain.

Mr. Weaver stated that the two lots at the top of the mountain will have wells. The project was held up for a year because United Water wouldn't commit.

Ms. Brock stated that it was a condition of the plan approval was that storm water lines would run under Fishing Creek and under the street to the railroad at the bakery. They discussed sewer slip lining and used a camera to view the lines. One of the conditions were they would slip line the sewer because it has water infiltration. What is the schedule for the sewer slip lining?

Mr. Weaver stated that the sewer slip lining is part of Phase II.

Ms. Hardman stated that it is not mandatory that phasing go in order.

Ms. Brock stated that the phasing schedule must be sequential for this development.

Mrs. Stoner stated that a lot of infrastructure needs to go in before Phase 2 can be submitted.

Mr., Vaitl stated that there was snow dumping areas designated on the plan.

#### B. Update on Salon D'Phi at 212A South State Road.

Mr. Weaver stated that 212A South State Road salon is on hold for now. They opened and then closed. The owner never applied for zoning or building permits. There was a new subfloor and foundation replaced in some areas. All the wood framing was replaced inside.

Ms. Brock asked if the work was done by the owner.

Mr. Weaver stated that the owner was the contractor. Mr. Leonard Jumper is the owner.

Mr. Weaver stated that because there is a business on the first floor and apartment on the second floor a sprinkler system is required. Architectural sealed drawings are also required for commercial plans.

Mrs. Stoner asked if the salon closed voluntarily.

Mr. Weaver stated that the Borough placed a stop work order on the job.

Mrs. Stoner asked if the plan met impervious coverage requirements.

Ms. Hardman stated that impervious coverage requirements were met.

Ms. Brock asked if the project was approved by the Zoning Hearing Board.

Mr. Weaver stated that French drains and an inlet box were installed for storm water.

Mr. Zimmerman asked if it is a hair salon and a nail salon.

Mr. Weaver stated that it is just a hair salon.

C. Meeting Dates.

The meeting date schedule provided was acceptable.

D. Other business

Mrs. Stoner asked if there was any interest in the two vacant positions on Planning Commission

Mr. Weaver stated that Mr. Barthel took Mrs. Simonetti's place as Borough Council representative for the Planning Commission.

E. Other business.

Mr. Vacarro stated he thinks the billboard lighting was turned up again.

Mr. Weaver stated that he placed a call into the billboard company regarding the lighting.

F. Other business.

Mrs. Stoner stated that webinars are available on the Tri County Regional Planning Commission website. Webinars are one hour and the cost is \$30.

**8. REPORT ON BOROUGH COUNCIL MEETING (Next Council Meeting February 10, 2014).**

Mrs. Stoner stated that she can try to go to the Borough Council meeting next month.

Ms. Hardman suggested getting a draft copy of the minutes to find out what is going on at the Borough Council meeting.

**9. ADJOURNMENT/NEXT SPECIAL MEETING DATE 2/18/14 @ 6:30pm/NEXT REGULAR MEETING 2/25/14 @ 7:30 pm, WORK SESSION @ 6:30 pm.**

MOTION: Mr. Vaitl moved, seconded by Ms. Brock to adjourn the meeting at 8:32 pm.

Respectfully Submitted,

Janet Hardman,

Code Enforcement Officer