

PALMER TOWNSHIP PLANNING COMMISSION  
PUBLIC MEETING  
JANUARY 11, 2011 AT 7:00 P.M.

The regular monthly meeting of the Palmer Township Planning Commission was held on Tuesday, January 11, 2011 at 7:00 p.m. with the following in attendance: members Rich Wilkins, Ron Grandinetti, Bob Blanchfield, Jo-Ann Stoneback and Chris Briglia. Also present was Planning Director Cyndie Carman, Engineer Brian Dillman and Ralph Russek, and Solicitors Charles Bruno and Joseph Rizzo. Member Wilkins convened the meeting by leading those present in the Pledge to the Flag and turned the meeting over to the Temporary Chairman Robert Lammi who called for nominations for Chairman for the year 2011.

On motion by Wilkins, seconded by Stoneback and agreed by all, Tom Grube was nominated for Chairman. There were no further nominations for Chairman. Nominations were closed and Tom Grube was declared Chairman for 2011.

Lammi turned the meeting over to Wilkins who called for nominations for Vice Chairman. On motion by Grandinetti, seconded by Blanchfield, and agreed by all, Virginia Rickert was nominated for Vice Chairman. There were no further nominations for Vice Chairman. Nominations were closed and Virginia Rickert was declared Vice Chairman for 2011.

Wilkins called for nominations for Secretary. On motion by Stoneback, seconded by Grandinetti, and agreed by all, Diane Grube was nominated as Secretary. There were no further nominations for Secretary. Nominations were closed and Diane Grube was declared Secretary for 2011.

Minutes from December – On motion by Blanchfield, seconded by Wilkins and agreed by four, Stoneback abstaining, the minutes of the December 14, 2010 were approved as written.

Woodridge Falls III – Lot #4 – Wayne Street & Timber Ridge Road – Request by Palmer, L.P. – (Finelli Consulting Engineers) – The plan proposed the subdivision of Lot #4 in the Woodridge Falls III Development into three (3) single family lots. Present were Engineer Domenick Colangelo of Finelli and David Harte of Brookside Construction Company. Colangelo reviewed the township engineer's letter and noted that they didn't have any comments or issues on this letter. He has spoken with the township engineer and issues were resolved. Blanchfield asked if there would be any problems with storm water if a future homeowner did any type of expansions such as decks, patios. Colangelo stated these additional calculations are already incorporated

into the buildable areas and stated in the maximum square footage on the legend on the plan. Carman stated that the previous zoning comments were addressed between the applicant and the township zoning officer. Bruno informed the Commission that any approvals need to include any conditions being satisfied that were approved for the Land Development Plan of the original Woodridge Falls III. There were no further comments by the Commission nor the applicant. Wilkins called for a vote. Stoneback motioned to recommend approval by the Board of Supervisors conditioned that comments of the Township Engineer's letter dated January 7, 2011 are satisfactorily addressed; township departmental comments dated January 7, 2011 are satisfactorily addressed; recreation fees and voluntary traffic contribution are addressed to the satisfaction of the Board of Supervisors and all prior conditions of approval for the Woodridge Falls III subdivision and Land Development plan are satisfied to the extent that they are applicable to this plan. Blanchfield seconded the motion. Wilkins called for a vote which was approved by all.

Planning Director's Comments – None.

Public Comment – None.

Brian Dillman re-introduced Ralph Russek to the Commission. Ralph will be taking the place of Brian Harman for our planning meetings. He has been involved with Palmer planning in the past. Commission welcomed him and looks forward to working with him.

On motion by Stoneback, seconded by Blanchfield, and agreed by all, the meeting was adjourned at 7:15 p.m.

Diane Grube, Secretary