

**SKIPPACK TOWNSHIP PLANNING COMMISSION  
NOVEMBER 17, 2008 MINUTES – 6:30 PM**

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**PLANNING COMMISSION**

Caesar Gorski	Present
Timothy Landmesser	Present
Bradley DeForest	Present
Michael Rotay	Present
Frank Nolen	Present

**TOWNSHIP PROFESSIONAL STAFF**

Theodore R. Locker, Jr., Manager	Present
Timothy Woodrow, PE	Present
Joseph A. Zadlo, Planner	Present

**I. PUBLIC COMMENT**

NONE

**II. APPROVAL OF THE October 20, 2008 MINUTES**

MOTION MADE BY MR. GORSKI TO APPROVE AUGUST 18, 2008 MINUTES. MOTION SECONDED BY MR. NOLEN. VOTED 4-0, MOTION CARRIED.

**III. PLANS TO ACCEPT FOR REVIEW**

NONE

**IV. STAFF REPORTS**

a. Engineer

Mr. Woodrow informed the Commission that the contracts for the pump station and sewer extension have been awarded and this move has saved the Township approximately \$40,000.00.

b. Planner

c. Manager

Mr. Locker informed the Board that Meadow Glen Phase III asked to post pone their proposal to the Board until next month's meeting.

**V. OLD BUSINESS**

**A. Arena – Hildebeitel Road - Preliminary Sub-division**

Mr. Gorski voiced some concern that the divided lot on this property is not hooked up to the sewer line. The Board informed Mr. Saboh Galestianian that this property must meet the zoning obligations, follow the Codes of the Township and clarification is needed to move right along. Mr. Woodrow stated that he fears the future buyer may not realize that this property is not hooked into public sewer and it may be in their best interest to complete the sewer extension, so the property will be valuable. Should they choose not to hook up this property to public sewer they would be required to inform the future buyers that this lot is NOT hooked up, and may be the buyers obligation to install the sewer lines.

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MOTION MADE BY MR. ROTAY FOR PRIMINARY APPROVAL AND TO ADD A DEED RESTRICTION. MOTION SECONDED BY MR. NOLEN. VOTED 4-0, MOTION CARRIED.

**B. Chowns Fabricating & Rigging – Biltmore – Land Development**

Ed Davis informed the Board that since the last review letter from the previous motion some minor changes were made. Mr. Davis stated that the planning module is now in process and has worked with Biltmore as far as the color scheme and having their project compliment the existing buildings of the Biltmore Estates. He also requested a variance for the buffer yard. Some ideas were put on the table as far as moving the Handicapped Parking and the Trash bins to provide adequate space.

MOTION MADE BY MR. GORSKI TO SUPPORT THE TEN FOOT REDUCTION OF THE BUFFER YARD AND ALSO REQUESTED THAT THE ZONING HEARING BOARD APPROVE THE BUFFERING AREA, SINCE IT IS ADJACENT TO A COMMERIAL USE. MOTION SECONDED BY MR. NOLEN, VOTED 4-0, MOTION CARRIED.

**VI. NEW BUSINESS**  
NONE

**VII. ADJOURNMENT**  
The Meeting was adjourned at 7:09 PM.