

**SKIPPACK TOWNSHIP PLANNING COMMISSION**  
**November 18, 2013 MINUTES**

---

**PLANNING COMMISSION**

Caesar Gorski	Present
Timothy Landmesser	Present
Bradley DeForest	Present
Michael Rotay	Absent
Gerald Radar	Present

**TOWNSHIP PROFESSIONAL STAFF**

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

**I. PUBLIC COMMENT**

**II. Approval of the September 16, and October 21, 2013 Minutes**

MOTION MADE BY MR LANDMESSER TO APPROVE SEPTEMBER 16, 2013 MINUTES. SECONDED BY MR.RADAR.VOTED 4-0, MOTION CARRIED.  
OCTOBER 21, 2013 MINUTES WERE TABLED

**III. PLANS TO ACCEPT FOR REVIEW**

**A. Abramo Capece – 3840 Center Avenue – Minor Sub-Division**

**B. Donald & Shirley Wanamaker – Minor Sub-Division- 4125 Mill Road**

**C. The Lentz Tract – 827 Evansburg Road – Preliminary Subdivision**

MOTION MADE BY MR. LANDMESSER TO ACCEPT THE ABOVE PLANS. SECONDED BY MR. RADAR.VOTED 4-0, MOTION CARRIED.

**IV. STAFF REPORTS**

- A. Engineer:** Mr. Woodrow gave a status report on 2013 road projects, Biltmore public improvements and start of construction on the Moscariello Tract.
- B. Planner:** No Report.
- C. Manager:** No Report

**V. OLD BUSINESS**

**A. Toll Brothers – Meadow Glen Phase III – Revised Preliminary/Final Sub-Division**

Alyson Zarro presented the revise plans for Meadow Glen Phase III - items discussed were DEP approvals, agreements, posting some additional security for landscaping, and addressing the small cemetery in the HOA documents.

MOTION MADE BY MR GORSKI TO RECOMMEND APPROVAL OF THE MEADOW GLEN PHASE III REVISED PLANS, CONDITIONED UPON FINANACIAL SECURITY FOR SOME ADDITIONAL LANDSCAPING AS WELL AS ADDRESSING THE CEMENTARY IN THE HOA DOCUMENTS.SECONDED MR. LANDMESSER.VOTED 4-0, MOTION CARRIED.

**SKIPPACK TOWNSHIP PLANNING COMMISSION**  
**November 18, 2013 MINUTES**

---

**VI. NEW BUSINESS**

**A. Abramo Capece – 3840 Center Avenue – Minor Sub-Division**

Joseph Estock PE, presented a minor sub-division plan to create one additional residential lot.

MOTION BY MR. LANDMESSER TO RECOMMEND APPROVAL OF THE PLAN. SECONDED MR. RADAR. VOTED 4-0, MOTION CARRIED.

**B. Biltmore – Conditional Use – Lot 143 and Work/Live**

Bernadette Kearney presented the conditional use application and plan which would allow two of the work/live buildings to become either work/live or live/live. The plan also would propose townhouses on lot 143 off Ashland Drive and a commercial building off the Skippack Pike frontage.

NO RECOMMEDATION WAS MADE.

**VII. ADJOURNMENT**

The meeting ended at 8:24 pm.