



SKIPPACK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES

January 20, 2025 – 7:00 PM

PLANNING COMMISSION

- Timothy Landmesser, Chair
- Luke DiElsi, Vice Chair
- Bradley DeForest
- Harry Greco
- Gerald Rader

TOWNSHIP PROFESSIONAL STAFF

- Alice Eastmure – Township Manager
- Tim Woodrow, PE – Township Engineer
- Matt Wanamaker, AICP – Township Planner

- I. CALL TO ORDER BY CURRENT CHAIRPERSON** – Mr. Landmesser called the meeting to order at 7:00pm. The meeting was held via Zoom due to inclement weather.
 - A. Pledge of Allegiance
 - B. Roll Call – Allison Louis, Executive Assistant, attended the meeting on behalf of Alice Eastmure, Township Manager. Jamie Magaziner, AICP from Pennoni, attended the meeting as the Planner on behalf of Matt Wanamaker.

- II. REORGANIZATION SESSION**
 - A. Election of Chairperson – Mr. DiElsi made a motion, seconded by Mr. Greco, to reappoint Tim Landmesser as Chairman. All in favor, motion carried.
 - B. Election of Vice Chairperson – Mr. Greco made a motion, seconded by Mr. DeForest, to reappoint Luke DiElsi as Vice Chair. All in favor, motion carried.

- III. PUBLIC COMMENT**

Karen Lynch congratulated the Mr. Landmesser and Mr. DiElsi on their undisputed reappointment as officers.

- IV. APPROVAL OF MINUTES** – Mr. DiElsi made a motion, seconded by Mr. Greco, to approve the minutes from the September 16, 2024, meeting. All in favor, motion carried.

- V. PLANS FOR REVIEW**
 - A. Basile Residence – 4050 Mill Road – Preliminary/Final Subdivision application
Proposed use – single-family residential – The applicant’s engineer, Michael Tacconelli, STA Engineering and Rowan Keenan, Keenan Law, presented plans to subdivide one lot into two for residential dwelling at the corner of Mill Road and Hildebeitel Road. The applicant requested waivers from the Subdivision and Land Development Ordinance regarding street frontage improvements. Mr. Woodrow agreed that waivers from the required improvements on the property’s frontage on Hildebeitel Road but suggested a fee in lieu of contribution to be used towards sidewalks extending up Hildebeitel Road on the opposite side of the street. The sidewalk would provide a connection to the future sidewalk planned on Mill Road to be constructed by Toll when the Charterfield Landing (former airport) development is completed. A crosswalk at the intersection of Hildebeitel and Mill and the sidewalks

in that area would give those residents access to the trails leading all the way to Palmer Park, once the trail through the airport development is finished. Mr. Woodrow stated that he would work with the Township's Traffic Engineer, Chris Lincoln, on intersection and crosswalk designs.

Motion made by Mr. DiElsi, seconded by Mr. DeForest, to approve the plans and waivers requested, with the fee in lieu of contribution as suggested. All in favor, motion carried.

VI. STAFF REPORTS

- A. Engineer – Mr. Woodrow continued the conversation about crosswalks, stating that intersection improvements are also planned for 2025 at Collegeville Road and Kratz Road, Creamery Road and Chelsea Way, and Mill Road and Caredean Drive. He also gave an update on current approved land development projects in the Township.
- B. Planner – Ms. Magaziner shared that she gave a presentation on the status of the Comprehensive Plan at the December Board of Supervisors meeting. She is drafting goals and objectives from the community survey responses and will be presenting those for implementation at a future meeting.
- C. Manager – none.

VII. ADJOURNMENT – Motion made by Mr. Greco, seconded by Mr. DiElsi, to adjourn the meeting at 7:45pm. All in favor, motion carried.