

**NORTH EAST TOWNSHIP  
PLANNING COMMISSION**

Monday, February 7, 2022

7:00 pm

Meeting Minutes

Chairman Vern Fry called the meeting to order at 7:00 p.m. Board members in attendance were Secretary Char Kerr, Vice Chairman Dennis Kershner, Matt Putnam, and Zoning Administrator Jay Jobczynski. LeAnn Parmenter was excused.

Minutes of the January 3, 2022 meeting were approved. Matt made the motion, Dennis seconded.

New Business:

Plan Reviews:

1. Dave Culp--Parcel # 37-026-110.0-007.00 (Gulf Road) and #37-026-110.0-003.01 (Archer Road). Mr. Culp would like to subdivide his parcels and provide land to Mr. Chesley around his existing home on Archer Road. Mr. Culp will retain his parcel with access off Gulf Road and Mr. Chesley will retain an enlarged parcel off Archer Road. Preliminary plans were presented and discussed. There were no issues and the preliminary plans were approved. Mr. Chesley will retain a surveyor to prepare plans to present for final approval.
2. Janet Miller—Mrs. Miller would like to subdivide her property by adding one acre from parcel #37-015-025.0-058.01, which is owned by the Miller Trust, to parcel #37-015-025.0-058.03, which is owned by Mrs. Miller. Mrs. Miller's assistant, Karen, provided preliminary plans that were already executed by the trustees of the Trust. There were no issues raised regarding this matter. Char motioned for approval, Matt seconded, and the preliminary plans were approved.

Variance Hearings: There were none to discuss.

Discussions:

Airbnb/VRBO – The Board reviewed the revised draft of the ordinance and made two changes. They also reviewed the draft checklist prepared by Char and amended by Dennis. The amended draft was approved. Char will make changes to the documents, email them to Jay. Jay will present them to the solicitor for review and approval. Any comments from the solicitor will be presented to the Board prior to presenting the documents to the Board of Supervisors.

Based on several newspaper articles and calls to Jay, the Board discussed the current status of the proposed Dohler property project. For clarification, the Board approved combining the cottage lots into one, resulting in two lots on the entire property—one the vineyard and the other the proposed subdivision. The Board still needs to see the proposed layout of streets, storm drainage, etc. There is concern that whatever develops on this property does not negatively affect the residents on Riverside Drive. DEP and the Board of Health must approve the septic system proposal. Our

engineer will review the storm water management plan when it is submitted. It was noted that the developer/property owner will be required to maintain the storm water management area. It appears that the project is still far from final approval.

Adjournment: There being no other business, Matt motioned for the meeting to be adjourned at 8:00 p.m.

Secretary

Charlene Kerr