

**CARROLL TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 01, 2016
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FINAL MINOR
PLANS FOR
TAX PARCEL
20-PC-96B FOR
HARRY FOX, JR.
CONTINUES

3. Provide Existing Resources Inventory and Site Analysis Plan per Section 502.b.2. **Applicant requesting waiver from this Ordinance requirement.**
4. Provide Preliminary Resource Impact and Conservation Plan per Section 502.b.3. **Applicant requesting waiver from this Ordinance requirement.**
5. Provide street widening per Section 703.b.3. The minimum cartway width for Lynes Road is 30 feet. **Applicant requesting waiver from this Ordinance requirement.**
6. This waiver request was denied by the Planning Commission see below.
7. Sidewalks are required along all existing street frontages per Section 708.d. **Applicant requesting waiver from this Ordinance requirement.**
8. Concrete curbs are required along all existing street frontages per Section 708.e. **Applicant requesting waiver from this Ordinance requirement.**
9. Street trees are required along all existing street frontages per Section 715.f. **Applicant requesting waiver from this Ordinance requirement.**

It was moved by Commissioner Bates, seconded by Commissioner Ryan, and unanimously carried to recommend to the Carroll Township Board of Supervisor to deny the following waiver request for the Final Subdivision Plans of Tax Parcel 20-PC-96B for Harry H. Fox, Jr. off of Lynes Road as per Mark Bruening's letter dated July 27, 2016 under item number IV. Waiver Requests:

6. Provide land to be dedicated for the purposes of recreation (or fee in lieu of) per Section 706.c.1. The Planning Commission is recommending at a fee in lieu of be paid. **Applicant requesting waiver from this Ordinance requirement.**

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It was moved by Commissioner Bates, seconded by Commissioner Colvin, and unanimously carried to recommend to the Carroll Township Board of Supervisors to conditionally approve the Final Subdivision Plans of Tax Parcel 20-PC-96B for Harry H. Fox, Jr. off of Lynes Road contingent upon addressing all of the following comments in Mark Bruening's letter dated July 27, 2016:

II. Zoning (Ordinance No. 2006-178, as amended)

1. Show the 50 ft. front yard setback line for Lot #2 along Lynes Road. Provide the minimum lot width per Section 201.k. The minimum lot width must be 200 feet at the building setback line. The proposed lot width at the 50 ft. front yard setback line is approximately 175 ft.

III. Subdivision (Ordinance No. 84-1989 as amended)

1. Show legal and dedicated right-of-way along Lynes Road per Section 501.c.4.n.iii (601.f.3.a). The legal and dedicated right-of-way for Lynes Road must be labeled and dimensioned. On the "Blowup of Road Right-of-Way" detail, label "Lynes Road" and Lots #1 and #2.
2. Identify all perc and probe testing sites (as Primary or Secondary) per Section 501.c.4.r (601.f.3.a). A secondary site is required for Lot #2.
3. Applicant shall submit plans to Monroe Township per Section 501.c.4.t (601.f.3.a). A portion of Lot 10 resides within Monroe Township. Provide evidence of "courtesy plan submission" to Monroe Township.
4. Provide a copy of any deed restrictions per Section 501.c.4.x (601.f.3.a). Provide copy of deed restrictions for 20 ft. Access Easement and 50 ft. wide Access Right-of-Way.
5. Add to the plan title block Monroe Township and Cumberland County as the project resides in that Township also per Section 501.c.5.a (601.f.3.a).

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6. The “Certificate of Ownership Acknowledgement of Plan” must be signed by the owner, notarized and dated after last plan revision date, per Section 501.c.5.c (601.e).
7. Provide a Planning Module approval (or exemption) per Section 502.a.1 (602). Provide for Lots #1 and #2.
8. Provide Hydrogeological Study per Section 502.g (602).
9. One signed, sealed and notarized (18”x24”) reproducible copy of the Final Plan will be required for recording per Section 602.h.

V. General Recommendations

1. Note on plans which parcels have maintenance responsibilities and the right to use the existing 20 foot access easement along the private drive. Add a note on the plan.
2. Note on plans which parcels have maintenance responsibilities and the right to use the existing 50 foot access right-of-way along the southwestern property line of Lot 10. Add a note on the plan.
3. Provide a 75’ Clear Sight Triangle for the existing private drive that accesses Lynes Road.
4. Show where Lot 1 will access Lynes Road that will meet driveway requirements.
5. All fees must be paid prior to plan recording.
6. Revise waiver statement block to reflect board action and date on the waiver requests.
7. Remove the “Infiltration Structure Detail” and roof drain detail from the Title Sheet.
8. On the “Blowup of Road Right-of-Way” detail, provide line segment breaks, especially in the area where Lot #2 fronts Lynes Road.
9. Provide authorization from the owner to allow surveyor to sign the latest Waiver Application on his behalf (per second page of that application).
10. Revise “Variances/Modifications Required” block on Title Sheet to “Waiver Statement”.

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**PROPOSED TO
CHANGE MEETING
NIGHTS**

The Commissioners are looking at changing their meeting nights. They will look into what nights the Engineer will be available. This is to be discussed at the next meeting.

ADJOURNMENT

It was moved by Commissioner Adams, seconded by Commissioner Ryan, and unanimously carried to adjourn the meeting at 7:16 p.m.

Respectfully submitted,

Faye L. Romberger, Secretary