

Planning Commission  
Meeting Minutes  
June 21, 2016

All planning commission members were present with the exception of Mr. Bob Binkley. Also present were Mr. Tom Yatsky, Mr. Mark Hintenlang, Mr. Sam Bryant and Mr. Matt Walters.

**Minutes of May 17, 2016:** Mr. Richard Moxey stated Stonefield Engineering's proposed LED lighting as written on page two should state that the light source should be matched with the shopping center's lighting. Mr. David Holewinski made a motion to approve the minutes of May 17, 2016, seconded by Mr. Rick Eggleston and approved.

**New Business:**

**Invasive Plants:** Mr. Michael Stanislaw noted that bamboo and other invasive plants had become an increasing concern in the Borough. Mr. Sam Bryant noted that the draft Ordinance prepared by the Borough Solicitor addressed bamboo only, as that was the first concern, and invasive plants are now also a problem.

Mr. Richard Moxey asked how to handle existing bamboo? Would it be grandfather? Mr. Hintenlang noted it would be impossible to tell if it's grandfathered, and suggested giving people a year before the Ordinance would go into effect to remove it.

Ms. Lorraine Moxey noted the difficulty of removing bamboo, even if you don't want it in your yard. Ms. Peg Remmey mentioned that other municipalities such as New Britain Township and Chalfont Borough regulate bamboo, so maybe we could contact them?

Mr. Michael Stanislaw noted that since it's tough to control, we can't let the ordinance permit it at all. Mr. David Holewinski asked that Ordinance revisions also be consistent between metric and Imperial measuring systems, as the provided one is not.

Mr. Karl Dieterichs suggested mapping where the existing bamboo in the Borough is located.

Mr. Tom Yatsky suggested that we get permission in writing between owners to cut it. Mr. Michael Stanislaw noted that when a tree falls, it is the responsibility of the person where it fell to remove it, not whoever may have planted it.

Mr. Hintenlang suggested that Ordinance not specifically state what sort of control measures to use, as technology may change.

Mr. Rick Eggleston asked about what other invasive plants should be on the list? Ms. Loren Frasco mentioned that purple loosestrife is illegal in New Jersey. Mr. Michael Stanislaw suggested using the state list, so the Ordinance wouldn't have to be updated frequently.

Borough staff were directed to check on the experience of Chalfont and New Britain Township with regulating bamboo, implement suggested changes to the Ordinance, and have the Borough Solicitor review.

**County Builders Demolition Permit:** Mr. Michael Stanislaw stated the Planning Commission received a letter from Historic Preservation Committee approving a demolition permit for County Builders.

Mr. Karl Dieterichs asked that pictures be taken inside and outside prior to demolition. Mr. Tom Yatsky said it was already done. Mr. Rick Eggleston expressed concern about asbestos removal, which Mr. Tom Yatsky noted the developer is taking care of.

Motion by Mr. David Holewinski to recommend to Council that the permit be approved, Mr. Rick Eggleston seconded, all in favor.

### **Old Business:**

**Bank of America ATM Kiosk:** Mr. Tom Yatsky stated that revised plans were recently received based on Mr. Mark Hintenlang's letter and that they postponed their meeting with the Zoning Hearing Board.

Mr. David Holewinski recommended allowing Mr. Hintenlang to review the new plans and then wrap up the Planning Commission review at the next meeting.

**Butler Ave TCDI Plan and Architectural Design Guide:** Mr. Matt Walters stated that the County is almost done with final document including design guidelines.

Mr. Richard Moxey noted that the vision statement doesn't define the Historic Residential area. Mr. Bryant and Mr. Holewinski noted the map on page 55 shows it from Lenape Road to Beulah Road.

Mr. Holewinski noted his support of the traffic circle marked in the plan at Shady Retreat Rd. Commission members asked how County Builders felt about that. Mr. Bryant noted that he had not heard of a traffic circle in their plans, but would forward a copy of the draft guide to Kevin Reilly for review.

### **Review of Ordinances Related to Noise, Lighting, Rentals, Pets, Graffiti and Other Nuisances:**

Mr. Michael Stanislaw asked if there were recommended changes to the Lighting Ordinance at the last meeting. Mr. Yatsky mentioned regulations regarding shoebox style and LED requirements. Mr. Moxey mentioned that lighting hue should also be made consistent.

Mr. Bryant stated he would like the Planning Commission to consider changes to the Student Housing Overlay as well as rental inspection requirements. Mr. Hintenlang asked if the current solicitor has reviewed these laws? Mr. Bryant stated the Solicitor had not. Mr. Eggleston felt the current Ordinance was too complex and should be re-written.

Mr. Holewinski motioned to table the discussion for next meeting pending solicitor review, Ms. Frasco seconded and approved by all present.

**2017 Comprehensive Plan:** Mr. Michael Stanislaw felt the group was ahead of schedule for a 2017 completion date. Mr. Stanislaw asked to restart the work of a group that was updating the Plan.

Mr. Walters stated he would send out a digital copy of the changes made so far and the Commission can then schedule a work session.

Mr. Richard Moxey made a motion to adjourn the meeting, seconded by Ms. Loren Frasco and the meeting adjourned at 8:49 PM.