

**FRANKLIN TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 1, 2007**

Call to Order:

Planning Commission Chairman Eric Brindle called the meeting to order at 7:01 p.m. Present were Dr. Mark Harris, and Mr. Richard Squadron. Mr. Ralph Olivier was absent from the meeting and Dr. Dave Hoffman arrived at 7:11 p.m. Other Township officials and consultants in attendance were Mr. Grant Hitchens, representing Kohli Associates, Township Engineer and Stephen Ross, Township Manager. There were 12 members of the public in attendance.

Public Comment: No public comment.

Approval of Minutes:

The minutes of January 2, 2007 were approved on a motion by Mr. Squadron and seconded by Mr. Harris. Motion carried by a vote of 3-0.

Sketch Plan Review:

Megill Homes on the Matsen Property: Mr. Chester Diem of Register Associates presented a sketch plan of the property. Mr. Wayne Megill of Megill Homes was also present. The Matsen property straddles both Franklin and New London Townships. The portion of the property that is located in Franklin Township is approximately 43 acres. Two separate and distinct sketch plans were presented as Plans 1 and 2.

The following characteristics are noted on sketch Plan 1.

- 19 total lots (including the existing) with average lot size being 18,000 square feet
- Open Space: 23.78 acres (55%)
- Developable acres: 19+/-
- Water System Proposed: Public Water – Chester Water Authority
- Public Sewage System
- Two separate access points to Walnut Glen Road – one each in Franklin and in New London.
- Existing house and buildings located on a 10-acre parcel.

The following characteristics are noted on sketch Plan 2:

- 23 total lots with average lot size being 30,000 square feet (lots #14 and #15 partially in Franklin Township)
- Open Space: 24.09 acres (59%)
- Developable acres: 19+/-

APPROVED

- Water System Proposed: Public Water – Chester Water Authority
- On-lot sewage system
- 3 separate access points including an access on/to Route 896 in Franklin Township and two access points on Walnut Glen Road – one each in Franklin and New London.
- Existing house is to be located on 1.23 acres.

Discussion:

Mr. Diem stated that the applicants prefer Plan 1, which requires public water and sewer, both of which are proposed for the adjacent Wheatland Subdivision in New London Township. After comparing the two plans, the Planning Commission agreed that Plan 1 is preferable over Plan 2 due to the various benefits it provides to Franklin Township. However, Mr. Squadron pointed out that the utilization of public water and sewer is not consistent with the Township's preferences and past practice. In addition, even if the Township were to agree to this approach, the Township would need to insure that the sewer treatment plant that was proposed and approved, and was built or to be built, in New London meets the requirements and standards that would be required for such a plant located in Franklin Township.

The applicant requested the Township to consider entering into an inter-municipal agreement with New London Township allowing the commingling of the sewage from both townships, treatment of same at the Wheatland facility, and the return of the effluent to a drip field to be located on a portion of the property located in Franklin Township. The Planning Commission expressed some concerns regarding how this arrangement would work and be structured, and informed the developer that there is no certainty that an agreement acceptable to both Townships could be worked out.

Further discussion occurred regarding the applicant's need to convey most or all of sewage from both Townships back to a drip field located in Franklin Township due to the lack of suitable land on this parcel for a drip field in the portion of the parcel located in New London and the prohibitive cost to the project of correcting that situation.

Mr. Squadron advised, and the applicant agreed, that Franklin has no obligation to provide drip areas for homes in another township.

Other issues discussed included the design of the Wheatland treatment plant; Franklin Township's approach to review and approval of sewage treatment facilities; the ingress/egress to the development; the proximity of the proposed homes to the Township boundary line; whether the existing buildings would be preserved or demolished (since preservation of the existing home and farm buildings is of potential interest to Franklin); the location and functionality of the proposed open space; the application of the Township's Cluster Ordinance; and the fact that the applicant has another option available to them which is fewer homes on larger lots as in a farmette development.

APPROVED

It was agreed that the sewage disposal issue must be resolved prior to addressing any other issues.

The applicant advised that the plan being proposed does not require any waivers. The Commission suggested that the applicant think creatively and if a plan is conceived that requires waivers, the Commission is open to considering such a plan and granting waivers if they provide a benefit to the Township.

Conclusion:

It was generally determined by the Planning Commission that the applicant should step back and analyze the comments provided by the Commission and possibly develop several other alternatives that would address these issues. The applicant further agreed to have Franklin's sewer consultant, URS, review the technical aspects of the plan to see if it is even in the realm of possibility before having them do an extensive study. It was agreed that the applicant would pay for the cost of such a review.

Public Comment: No public comment.

Adjourn: Meeting adjourned at 8:05 p.m.

Respectfully submitted,



Richard J. Squadron
Planning Commission Secretary

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