

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – SEPTEMBER 11, 2023

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on September 11, 2023. Mr. Costello called the meeting to order at 7:30 p.m.

Those present:

Planning Commission: Adrian Costello, Chair
 Colin Coyle, Secretary
 Tony Bush, Member
 John DeLorenzo, Member

Others: Dan McLoone, Planner
 Barbara Kirk, Township Solicitor

Absent: Tejinder Gill, Planning Commission Vice Chair
 Daniel Grenier, Supervisor Liaison

APPROVAL OF MINUTES FROM THE 8/14/23 MEETING

Mr. Coyle moved, Mr. Bush seconded and it was unanimously carried to approve the Minutes of the August 14, 2023 meeting as written.

#693 – 1511 LINDENHURST MINOR SUBDIVISION – Time Expires 12/10/2023

Acknowledge Receipt of Plans (no action required)

Tax Parcel #20-003-017

R-1 Residential Low Density Zoning District

1511 Lindenhurst Road

Subdivide lot containing an existing single-family dwelling into 2 single-family residential lots (creating 1 new building lot)

Mr. Costello stated Mr. Majewski sent the Planning Commission an e-mail with all the information on this matter.

Ms. Kirk stated no action is required, and this is just confirming that the Plans have been received and are on the schedule for review by the Planning Commission.

Mr. Bush asked why this is being done. Ms. Kirk stated she understands that Mr. Majewski is trying to establish a set policy for when Plans come in so that there is constant oversight to make sure that the time does not expire before it comes before the Planning Commission and the Board of Supervisors.

Mr. Costello stated Mr. Majewski had advised the Planning Commission that this Plan was probably going to be coming before the Planning Commission in October, and we are now acknowledging receipt of the Plans as part of the process. Ms. Kirk stated he has clearly put down the timeframe as to when it expires so that there is more oversight.

Mr. Bush suggested that this be done in some other way. He stated the Planning Commission and others came to the meeting this evening for this matter. He stated in the past when this was done members of the public came to the meeting thinking that since it was an Agenda item they would be giving comments. Mr. Bush stated he understands the objective of acknowledging receipt of the Plans so that there is oversight, but he does not feel this is an effective means to that end.

Mr. Costello asked since no decisions are being made on this and they are not discussing anything material to the Plan, could this be done electronically via e-mail and the Planning Commission could acknowledge receipt in that way.

Mr. Bush stated recently acknowledgement of receipt of the Plans for the Torbert Farm was on the Agenda, and a number of residents came to the meeting anticipating that it was going to be discussed. Mr. Bush stated he does not think it is fair to the public to do that as they felt that was going to be their only opportunity to make comment.

Ms. Kirk stated she will discuss with Mr. Majewski an alternative way to do this instead of listing it as an Agenda item.

Mr. Costello asked if the Planning Commission could all agree to reply to an e-mail sent out acknowledging receipt of a Plan. Mr. McLoone stated it could also be put on the Website acknowledging receipt of Plans with the timeline shown as to when a decision needs to be made. Mr. Costello stated if there is something else on an Agenda, they could include this.

Mr. Coyle stated he feels it would save the Township money if they did not have to come to a meeting just to acknowledge receipt of a Plan since he assumes there is a cost to having a public meeting.

Mr. Costello asked that Mr. Majewski be advised of the discussion this evening, and that this be considered as an Agenda item at the next meeting for further discussion.

OTHER BUSINESS

Ms. Kirk stated the Amendment to the Subdivision and Land Development Ordinance dealing with open space was scheduled to be considered by the Board of Supervisors at their last meeting; however it was pulled because at some point it was recommended that it go to the Environmental Advisory Council for their review. She stated she does not anticipate any issues since it is a mirror of what was passed for Zoning.

There being no further business, Mr. Coyle moved, Mr. Bush seconded and it was unanimously carried to adjourn the meeting at 7:40 p.m.

Respectfully Submitted,

Colin Coyle, Secretary