

TOWNSHIP OF LOWER MAKEFIELD  
PLANNING COMMISSION  
MINUTES – OCTOBER 26, 2009

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on October 26, 2009. Chairman Friedman called the meeting to order at 7:30 p.m.

Those present:

Planning Commission: Karen Friedman, Chair  
John Pazdera, Vice Chair  
Tony Bush, Member

Others: Nancy Frick, Director Zoning, Inspection, & Planning

Absent: Mark Fried, Planning Commission Secretary  
Dean Dickson, Planning Commission Member  
John Donaghy, Township Solicitor  
James Majewski, Township Engineer  
Jason Simon, Supervisor Liaison

#574 – CAPSTONE TERRACE – APPROVE SIGNING OF SEWER PLANNING  
MODULES

Ms. Frick stated these are ready for signature by the Planning Commission. She has reviewed them with Mr. Hoffmeister, and there are no issues. She stated they did go to the Zoning Hearing Board for a Variance and they also requested Waivers to the Subdivision and Land Development Ordinance which were discussed with the Planning Commission and the Board of Supervisors. Ms. Frick stated she has attached a copy of the letter from the Township solicitor which spells out the Waivers requested.

Mr. Bush moved, Mr. Pazdera seconded and it was unanimously carried to approve the signing of the Sewer Planning Modules for Capstone Terrace.

DISCUSSION REGARDING PLANNING COMMISSION INFORMATIONAL  
PACKET BEING SENT ELECTRONIC VERSUS PAPER

Ms. Friedman stated since Mr. Simon is absent this evening, and he may have some good ideas to share, she would suggest that this matter be deferred until he and the other Commission members are present.

Ms. Frick stated developers coming in now are still submitting paper copies of their plans. She stated she would like there to be a central person since some of the other Commissions are not sending their reviews to her so it is difficult for her to determine who was copied and who was not. Ms. Friedman stated she feels Ms. Frick should be the central person so she could forward the information to those who need to see it.

Mr. Bush stated he would still like to see a paper copy of the Plans at the meetings as it is difficult to review them on a computer screen. Ms. Frick stated she polled all the reviewing agencies and Bucks County Planning Commission and Bucks Conservation District indicated they would not accept the Plans on a PDF because they cannot read them and would have to print them out which would result in an expense to them as opposed to the paper copies which are a cost borne by the developer.

Ms. Friedman stated she would like to have a checklist of the agencies that need to submit reviews so that she can note on the checklist that those agencies have submitted reviews. She stated the actual reviews from those agencies could be e-mailed.

Ms. Friedman stated she would like to have a paper copy of the Township engineer's review letter. Ms. Frick stated she feels they need to vote on what they would like to have as a hard copy and what could be e-mailed.

Mr. Pazdera stated there are particular problems with the EAC e-mails since they have different project managers for different projects, and he is not always looking at them because he does not recognize the names. Mr. Bush and Ms. Friedman agreed. Mr. Pazdera stated he feels this is why it needs to go to Ms. Frick and she can forward them to the Planning Commission. Ms. Frick stated she does need to have a hard copy of everything for the file so that it can be available for residents as well.

Ms. Friedman stated it would also be good for the Planning Commission members to have separate e-mail addresses for the Planning Commission items only.

It was agreed to discuss this matter again when more Planning Commission members and Mr. Simon are present.

#### OTHER BUSINESS

Ms. Friedman stated at the next meeting she would also like to discuss that holding the previous meeting on a religious holiday was not done to insult anyone, but they had to deal with certain items that were scheduled to go before the Board of Supervisors.

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Ms. Frick stated there will probably not be a meeting held on November 9. She stated at the next meeting of the Planning Commission they should discuss what meetings will be held in December.

There being no further business, Mr. Pazdera moved, Mr. Bush seconded and it was unanimously carried to adjourn the meeting at 8:45 p.m.

Respectfully Submitted,

Karen Friedman, Chair