

HILLTOWN TOWNSHIP PLANNING COMMISSION
REORGANIZATION MEETING
TUESDAY, JANUARY 17, 2023

The reorganization meeting of the Hilltown Township Planning Commission was called to order by Chairman David Christ at 7:00 PM and opened with the Pledge of Allegiance. Also present were Planning Commission members Jon Apple, Eric Nogami, Frank Henofer, new member, Robert Sichelstiel, and Township Engineer Timothy Fulmer. Mr. Christ welcomed Robert Sichelstiel to the Planning Commission.

1. REORGANIZATION-NOMINATION AND ELECTION OF OFFICERS FOR 2023

a) Chairman – Motion was made by Mr. Apple and seconded by Mr. Nogami to appoint Mr. Christ as Chairman of the Planning Commission. Motion passed 4-0-1 with Mr. Christ abstaining from the vote. There was no public comment.

b) Vice Chairman – Motion was made by Mr. Henofer, seconded by Mr. Nogami, and carried unanimously to appoint Mr. Apple as Vice Chairman of the Planning Commission. There was no public comment.

c) Secretary – Motion was made by Mr. Henofer, seconded by Mr. Apple, and carried unanimously, to appoint Mr. Nogami as Secretary of the Planning Commission. There was no public comment.

2. APPROVAL OF MINUTES – action on the minutes of the October 17, 2022, meeting – Motion was made by Mr. Nogami, seconded by Mr. Henofer, and carried unanimously to approve the October 17, 2022, meeting minutes as written. There was no public comment.

3. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

4. CONFIRMED APPOINTMENTS:

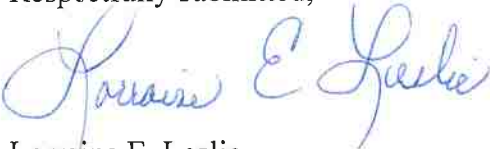
a) L&M Property Holdings (MRC Signs) Land Development: Jason Smeland, P.E., Lenape Valley Engineering, was in attendance, along with applicant, Matt Clift, to discuss the final land development plans for MRC Signs located at 704 Route 313 which is proposed to be developed for commercial/industrial crafts use with an accessory office/storage use. Mr. Smeland summarized the project by stating the applicant received several variances including use, use of a holding tank, and buffer requirements. Mr. Smeland stated PennDot required the driveway entrance be widened, additional eleven parking spaces will be striped and available for parking if needed, there will be no outside storage, and the applicant will comply with the items contained in Wynn Associates, Inc. review letter dated January 6, 2023, including the waivers and the fee in lieu for curb, sidewalk, and replacement trees. Motion was made by Mr. Apple, seconded by Mr. Nogami, and carried unanimously to recommend final approval for L&M Property Holding (MRC Signs) contingent upon the items contained in Wynn Associates Inc. review letter dated January 6, 2023. There was no public comment.

5. PLANNING: None.

6. ORDINANCES: None.

7. OLD BUSINESS: None.
8. NEW BUSINESS: None.
9. PLANS TO ACCEPT FOR REVIEW ONLY: Rosenthal Lot Line Adjustment Subdivision. Mr. Fulmer stated land from the rear of two parcels that front on Route 309 are proposing to be added to the paint ball lot which will move the lot lines and there is no development being proposed.
10. PUBLIC COMMENT: June Brauer, 304 Swartley Road, asked if a copy of the Rosenthal Lot Line Adjustment was available to the public. Mr. Fulmer stated the plan has been filed at the Township and is public record and she would be able to contact the Township to view it or get a copy.
11. PLANNING COMMISSION COMMENTS: Mr. Christ welcomed Mr. Sichelstiel to the Planning Commission and thanked Mr. Rush for his dedicated service to the Planning Commission.
12. PRESS CONFERENCE: None.
13. ADJOURNMENT: Upon motion by Mr. Apple, seconded by Mr. Sichelstiel and carried unanimously, the January 17, 2023, Hilltown Township Planning Commission reorganization meeting was adjourned at 7:13 PM.

Respectfully submitted,



Lorraine E. Leslie
Township Manager/Treasurer

(*NOTE: These minutes were transcribed from notes and recordings and should not be considered official until approved by the Planning Commission at a public meeting).