

**Planning Commission  
Minutes  
May 1, 2023  
7:00 PM**

**Present:**

Brett MacKay  
Joseph Vavra  
Patricia Younce  
Nancy Becker  
Ed Buonocore  
Douglas Leach  
Matt Chartrand  
Michael Main

**Absent:**

Dennis McGeehan

**Staff:**

Will Brugger, Director of Planning and Zoning  
Mary Stover, Township Engineer CKS

Supervisor Rich Marino was present.

**Approval of the March 6, 2023 Planning Commission Meeting Minutes**

Mr. Vavra made a motion to approve the March 6, 2023 meeting minutes, Mr. Buonocore seconded. All were in favor. Ms. Younce abstained.

**Old Business**

- A. Review of Sewage Facilities Planning Module Component 4A for the Township's Act 537 Special Study

Presented previously at the March Planning Commission meeting. It was presented again due to a change in name for the ownership.

Mr. Buonocore asked why the Planning Commission members are signing a document that is very political.

Mr. Brugger explained that this is regarding planning and is not political. Ms. Stover explained the Component 4A review of sewage facilities and stated that it is part of the planning process.

Ms. Becker asked why this is being done at this time. Mr. MacKay stated that this is not unusual for the Planning Commission to review this, and it is more of a planning process and not a political issue.

Ms. Becker made a motion to sign the Sewage Facilities Planning Module Component 4A for the Township's Act 537 Special Study, Ms. Younce seconded. Mr. Buonocore opposed. All other members were in favor. Motion carried.

### **New Business**

#### A. Review of Sewage Facilities Planning Module Section J for 2748 Kriebel Road

Mr. Brugger explained the Planning Module requirements, that staff has reviewed the proposed document and is in favor of the members of the planning agency for signature.

Ms. Becker asked why the Township had to review this if the lot is not to be built on and it was supposed to be open space. Mr. Brugger explained that staff tried to sign this document without the Planning Commission's signature, and it was returned/denied and sent back to us from DEP seeking the signature and approval of the Planning Commission.

Mr. Major, the applicant's consultant, was present and explained what is required under Section J. He stated that DEP wants to make sure every subdivided lot can have a proper sewage system.

Mr. Vavra confirmed this is a safeguard during the subdivision process as a protection in order to make sure the lot will have sewer.

Mr. Chartrand made a motion that the Planning Commission members agree to sign the document for Section J of the planning module for the subdivision at 2748 Kriebel Road. Ms. Younce seconded the motion. All were in favor.

Mr. MacKay asked if we have any additional business.

Mr. Brugger and Ms. Stover explained current events going on in the Township. Ms. Stover stated that the Comprehensive Plan update is in process. They also stated the status of the PSDC projects.

Mr. Chartrand made a motion to adjourn, and Ms. Becker seconded. All were in favor.

Respectfully submitted,

  
Will Brugger

Towamencin Township  
Director of Planning, Zoning and Code Enforcement