

# LONDONDERRY TOWNSHIP PLANNING COMMISSION

---

783 S. Geyers Church Road • Middletown, PA 17057  
P: (717) 944-1803 • [www.londonderrypa.org](http://www.londonderrypa.org)

## **REGULAR MEETING MINUTES** **MEETING DATE: July 15, 2024**

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Monday, July 15, 2024 at the Londonderry Township Building, 783 S Geyers Church Rd, Middletown PA 17057.

### **Call to Order:**

Chairwoman Basehore called the meeting to order at 7:00pm

### **Roll Call/Members Present:**

Patience Basehore (Chair)  
Irvin Turpin (Member)  
Deb Weaver (Member)

### **Absent Members:**

Ruth Jilka (Alternate)

### **Recused Members Present:**

Adam Kopp (Secretary)  
Bob Pistor (Vice Chair)

### **Also Present:**

Jim Diamond, Esq (Township Solicitor, Eckert Seamans)  
David Blechertas (Township Manager)  
Duane Brady Jr (Township Code Officer)  
Mike Wood (Township Engineer, HRG)  
Andrew Kenworthy (HRG Engineer)  
Alexa Korber (TCRPC)  
Michelle Phillips (Township Executive Secretary)

**Attendees:** See attached list for Residents/Guests in attendance.

**Approval of Minutes:**

Chairwoman Basehore requested the Board table the minutes of the June 17th, 2024 Planning Commission Meeting. Approval will be requested at the next meeting on August 19, 2024.

It was moved by Chairwoman Basehore and seconded by Mr. Turpin that the Board table approval of the Planning Commission Meeting minutes from June 17<sup>th</sup>, 2024.

On a roll call vote, the following voted “Aye”,

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion carried.

**Citizen Input:** None

**Old Business:**

- Falcon Crest/Lytle Farms – Preliminary/Final Land Development Plan

Jill Nagy, Attorney from Summers Nagy Law Offices who is representing the Land Development for Falcon Crest/Lytle Farms plan stated there are some modifications to the plan. One being dedicating 33.184 acres of the property at Falcon Crest/Lytle Farms to the Township for recreational use.

Ms. Kim Fasnacht, Engineer from Rettew, representing the Falcon Crest/Lytle Farms plan stated the minimum amount required for dedication is 32.419. There are two sections the applicant is willing to donate to the Township, one is a large portion at the bridge and the other is a small strip by the powerlines.

Mr. Brady stated the area by the bridge is in a floodway for the Swatara Creek and is in the 100-year and 500-year floodplain. Therefore, without extensive studies it is unlikely anything could be developed on this dedicated property.

Mr. Blechertas asked if the 2 parcels are contiguous to each other.

Ms. Nagy stated they are not.

Chairwoman Basehore stated the Board will look at the idea and collaborate with staff and HRG.

Mr. Blechertas asked if there would be any fees to the Township for the dedicated land.

Ms. Nagy stated there would be no fee.

Ms. Nagy wanted to reiterate the overview of the plan. She stated there are approximately 10,000 feet of streams throughout the property and because of the way the land has been used over the last several years there has been a significant amount of erosion. The best way to make this work would be to start with the stream restoration which will help avoid further erosion. This will be managed by a non-profit conservation party so that they would have the wherewithal to do that. The stream restoration and the stormwater will need to be done at the beginning of the project. This is why some of the waivers are being requested from the Board at this time. Ms. Nagy wanted to add that there is a significant amount of rock on site that will need to be removed in conjunction with the stream restoration, therefore isolating just one part of the site would not be possible.

Mr. Blechertas asked whether or not there has been written permission from the electric and gas companies to develop across their property?

Ms. Fasnacht said that the plans have been submitted and unfortunately there is a very long approval process. Therefore, this will probably be a condition of approval.

Ms. Nagy wanted to add that Met-Ed has confirmed they have the compacity in their grid for the project site right now, however they can only hold it for a period of two years. This does not mean capacity will not be available after two years,

just that this is what is being guaranteed right now. This situation will speed up the development timeline.

Ms. Nagy stated that although the request to have a preliminary/final plan may be unusual, there are many factors that will need to be taken into consideration. She mentioned that delaying the approval another 6 to 7 months would be an issue.

Mr. Jim Diamond, Solicitor for the Township, said the big question here was this concept of not financially securing the entire final plan.

Ms. Nagy stated in the Municipal Planning Code under section 503, they would like to develop this in various stages/phases. This is specifically permitted by the Municipal Planning Code. The first thing they would be doing is securing all the storm water and stream restoration for the entire site which is stage one. Next, when they get to some of the other improvements such as roads, they would like to do these in various categories.

Mr. Diamond stated the MPC in the ordinance that ties into 503 is also 508, 509 and 510. You can do a preliminary with real stages/phases and separately bond those but the concept in all of those is a preliminary with deadlines for final applications for the phases. Therefore, if they are not broken up that way, you must secure everything up front.

Ms. Nagy replied that this concept is merely a financial arrangement for the Township. She said they would have all the 5-year deadlines after final plan approval. They need to have the stream restoration done upfront because the Army Corps will need to approve the entire overall site due to the stormwater restoration, which is why they are proposing the preliminary/final.

Mr. Diamond said that the MPC starting point is when its residential phasing with a preliminary followed by separate finals with a 25% of the dwelling units in the first phase. He said there is not a general concept of a preliminary/final that could be broken up with financial security. This type of concept does not exist under the MPC.

Ms. Nagy said the Township does have the ability to approve this based upon the modification provisions of the MPC, with a large amount of discretion. She stated the applicant wants to give the Township the security but to make it happen the concept will need to be approved. This would give the Township a level of control.

Mr. Diamond stated you could get a preliminary with no final unless you build all the infrastructure or secure it.

Ms. Nagy said that does not really protect the township.

Mr. Diamond stated that what may not protect us either is if you go bankrupt partway through this and the topo has been changed.

Ms. Nagy stated if the Township agreed to the concept, they would be more than happy to sit down and discuss where the concerns would be.

Mr. Diamond asked if there was a possibility of doing two phases, one doing the stream restoration and then one doing everything else?

Mr. Pipitone stated that this concept of staging is being done at other Township but not at this size. The Township would be guaranteed 100% and there would be a municipal guarantee in place with all the infrastructure for any of the homes or apartments being built. All bonds will be in place pertaining to each stage. He said he feels he has the right to move through the site and do grading. He won't be able to sell houses if it was under a preliminary plan, but they are willing to sign the agreement with the Township that unless the areas where any homes that are going to be built are fully bonded no one would be able to move into those areas.

Mr. Diamond stated a starting point would be to bond the entire site. If you're not going to do it in phases, what you have presented and what has been analyzed by staff is one melted together concept.

Mr. Pipitone said he represented the two previous owners and has had conversations with past Township staff and engineers up until now and it was

always represented that they would support the preliminary/final plan. He said he would not have moved forward with the concept if it was not supported.

Mr. Diamond asked if they have financial estimates on each of the stages.

Mr. Pipitone said he will provide that in detail. If after a year, a new estimate would be given, and the Township will be entitled to an increase.

Mr. Blechertas asked if a developer's agreement could be reviewed for this project.

Ms. Nagy said they will draft a developer's agreement with the required as-builts.

Mr. Diamond stated as-builts under the MPC and our ordinance for real phasing requires you to have a final application for each phase.

Ms. Nagy stated that will be done and recorded.

Mr. Diamond asked, if on day one will you be subdividing into various lots?

Mr. Pipitone said the HOA's agreement calls for common space and limited common space. He has already met with Dauphin County Tax assessor's office, which will require metes and bounds. Once the township issues the occupancy certificate they will issue the tax parcel.

Ms. Nagy stated that will be done per phase and could be recorded.

Mr. Diamond questioned the concept of not financially securing the project upfront? For if you secure it properly, you will be able to build it at any stage or timing as you would want to.

Ms. Nagy stated as they do every 48 units, they will be doing storm water, parking, and things like that so in this case you will have even more certainty.

Mr. Blechertas asked if Crested Lane was part of stage 7?

Ms. Fasnacht stated it was part of stage 7.

Mr. Blechertas then asked if you were just to do one road access would it support the first 4 stages without Crested Lane existing?

Mr. Pipitone stated that there is no township ordinance that requires a second means of egress.

Mr. Blechertas stated if stage 7 would not be built for various reasons, the entire development would be limited to one road access.

Mr. Pipitone replied saying they don't plan on that happening, once in stage 3 and 4 that road would only benefit the whole project.

Ms. Nagy stated that if the Township wanted modifications to the staging concept the developer would be willing to make some changes.

Mr. Diamond asked why you couldn't change it to a real phased plan? Theoretically, you could build one stage, bail out and go bankrupt. So, what would the difference be to the Army Corp if it's a preliminary or final?

Ms. Nagy said the Army Corps wants a final plan because for them everything is all tied together. They are not going to give us the approvals with just a preliminary.

Mr. Diamond stated that is not really a final for the Township if it's not secured.

Mr. Pipitone said if he builds two phases and goes belly up the Township has no skin in the game because you are bonded.

Mr. Diamond asked why the Army Corp would care, for if it's not secured it's not the real thing.

Mr. Pipitone said the storm restoration will be affecting the waters of the Commonwealth of Pennsylvania and the Federal Government, so they want it to be assured.

Mr. Diamond said he did not want to defraud them by giving them a false assurance. It's either secure or it's not.

Mr. Pipitone stated the money is being put up front with the Army Corps.

Mr. Diamond said that obviously the Army Corps cares that the Township has a real formal final approval.

Mr. Pipitone asked if we would rather not see the entire stream restoration done than to work to try to achieve that with the Township being covered with a financial guarantee?

Mr. Diamond stated under the MPC with a proper phase plan, with no engineering problems and having financial securities it can be done.

Mr. Pipitone said that is what is being done and are proposing.

Mr. Nagy said they would have to record the finals in phases, which is not what they want to do.

Mr. Blechertas stated that you can have as many finals as needed.

Ms. Nagy said the applicant is asking to have a financial arrangement with the Township. She stated she feels the Township has extreme discretion for this area, for they are trying to work with Township to get security for the entire site up front.

Mr. Diamond said it's either secure or you phase it secured. The idea of a phase plan is that we can buy into it and walk away. Then it can stand alone as a development with the township not being at any risk.

Ms. Nagy said they want the entire plan to be approved. If things need to be changed, they will have to have more plan approvals.

Mr. Diamond stated if you have an approved preliminary you are entitled to everything in the preliminary.



Mr. Pipitone said to be able to get ready for the build, the rock must come out for the stream restoration to take place. It will take 5 months for stage 1 & 1A, for which they will be bonded with the Corps.

Mr. Diamond stated that if you wanted a final plan for the whole section you would have to secure the entire section. You can break it into phases, but the concept is a preliminary phasing concept. Therefore, you can have as many stages as you want and then move to final approval for those stages.

Ms. Nagy asked if the planning commission would be willing to allow them to provide a draft agreement with the Township to see if they could provide a level of comfort for the underlined stream restoration.

Mr. Blechertas stated that an agreement will still not address the bonding issue.

Chairwoman Basehore stated that there seems to be a lot of discussion that needs to take place with staff and the Attorney.

Mr. Blechertas said that if they wish they could move forward with the waiver request.

Chairwoman Basehore said that there is no desire to approve the first waiver due to more discussions needing to take place.

Mr. Blechertas stated that the applicant has withdrawn the first waiver request and submitted it as a modification.

Mr. Pistor, neighbor to the adjacent project would like to ask if there was any analysis done of the percentage of water flow that goes down there now and what changes or increase will there be after the culverts are installed? He also asked if after the stream restoration is done the plan is to give it to a 3<sup>rd</sup> party to maintain it? He wanted to know if those culverts clog up who is responsible for that?

Ms. Nagy stated that all the standard storm water management agreements would be provided; the conservation non-profit specializes in ensuring the stream restoration takes place. If it is a standard storm water issue that would be done

under the storm water agreement with the appropriate BMP in place. The HOA will have maintenance responsibility.

Mr. Blechertas asked what would happen if the 3<sup>rd</sup> party dissolved to the development?

Ms. Nagy responded saying that it would fall under the HOA to look for another partner.

Mr. Diamond stated the ordinance, and the O&M agreements would be in effect for any issues that may arise.

Ms. Fasnacht stated the storm water management calculations have been provided to DEP, the Township and Army Corps of review. She was unable to provide the number of how much things will be improved.

Mr. Wood said that per the storm water management ordinance they are required to safely convey the 25-year storm. The base flood elevation has dropped .01 feet with what was proposed by JMT.

- Chairwoman Basehore requested approval/denial from the Board for a modification of the Subdivision and Land Development Ordinance Section 22-304 preliminary plan procedures.

It was moved by Ms. Weaver and seconded by Chairwoman Basehore that the above modification be denied due to the financial security and staging concept of the plan.

On a roll call vote, the following voted "Aye",

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion be denied.

Ms. Fasnacht then moved the discussion into the waivers. This first waiver is asking for a modification of the east/west crossing at Harrier and Osprey be installed at the north/south intersections. On the revised plan the north/south crossing will be removed therefore staying compliant with the ADA Accessibility.

She said by revising the plan she has gained support from Township Staff and that HRG had no issues with the recommendation of approving the change.

Mr. Brady stated that they can meet the accessibility requirements by maintaining the east/west crossing and removing the north/south therefore there is no further opposition.

- Chairwoman Basehore requested approval/denial from the Board for a waiver of the subdivision and land development ordinance Section 22-402.8D intersections with the modifications that the east/west crossing at Harrier and Osprey be installed at both the north and south intersections.

It was moved by Chairwoman Basehore and seconded by Ms. Weaver that the above waiver be approved as requested.

On a roll call vote, the following voted “Aye”,

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion carried.

Ms. Fasnacht next discussed the waiver for reverse lot frontage. She stated that due to topographical and site issues they have created reverse frontage lots. There is no change from previous discussions and that the Township and HRG had no issues with the request and recommend approval.

Mr. Brady stated the waiver is due to the properties being between two streets, the front part of the structure would be on Osprey and the back side on Falcon Crest Lane. The way the ordinance is written this is not permissible, therefore the reason for the waiver.

- Chairwoman Basehore requested approval/denial from the board for a waiver of Subdivision and Land Development ordinance section 22-405.2B reversal lot frontage with the modifications that the waiver only apply to lots 1-4 and 55-64 along Falcon Crest Drive.

It was moved by Ms. Weaver and seconded by Chairwoman Basehore that the above waiver be approved as requested.

On a roll call vote, the following voted “Aye”,

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion carried.

Ms. Fasnacht stated the next waiver request is specifically for the walking trails. The intention for these trails is that they will not be utilized after dusk. Proper signage will be provided with instructions. HRG had no issues with the request from an engineering standpoint.

- Chairwoman Basehore requested approval/denial from the board for a waiver of Subdivision and Land Development ordinance section 22-411.3 Illumination standards.

It was moved by Mr. Turpin and seconded by Chairwoman Basehore that the above waiver be approved as requested.

On a roll call vote, the following voted “Aye”,

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion carried.

Next, Ms. Fasnacht discussed the ordinance that states a concrete monument is to be placed at the corner of the right of ways and intersections of lot lines. This would be difficult to do with the number of parcels therefore, they are asking to provide iron pins. Concrete monuments will still be placed at right-of-way intersections.

Mr. Brady stated that in a development like this it is a typical for a waiver to be brought forward. In this plan, it is acceptable to use iron pins.

- Chairwoman Basehore requested approval/denial from the board for a waiver of Subdivision and Land Development ordinance section 22-502 1.B monuments and markers.

It was moved by Ms. Weaver and seconded by Mr. Turpin that the above waiver be approved as requested.

On a roll call vote, the following voted “Aye”,

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion carried.

Ms. Fasnacht then discussed the waiver asking to waive one side of the sidewalk and allow a 5-foot asphalt bike path at two different areas of Coopers Hawk Road. The waiver is only for stations 0-32 and 10-37 on the north side and stations 0-32 and 5-19 on the south side of the road. HRG had no issues from an engineering standpoint and the Township had no issues with the requested waiver.

- Chairwoman Basehore requested approval/denial from the board for a waiver of Subdivision and Land Development ordinance section 22-507 sidewalks with modification that the waiver only apply to Coopers Hawk Rd between station 0-32 and 10-37 on the north side of the road and stations 0-32 and 5-19 on the south side of the road.

It was moved by Chairwoman Basehore and seconded by Mr. Turpin that the above waiver be approved as requested.

On a roll call vote, the following voted “Aye”,

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion carried.

Ms. Fasnacht then discussed the waiver regarding the Riparian Buffers. They are requesting a reduction of the required buffer of 50 feet to 25 feet at the Coopers Hawk Road intersection. Since they are limited as to where they could provide this crossing for the conservation easement buffer they are asking for a waiver to allow 25 feet instead of 50 feet just in this area.

Mr. Wood stated it was discussed previously, and HRG is ok with the shrinking of the 50-foot required buffer to 25 foot in lieu of having more dense planting in that area.

- Chairwoman Basehore requested approval/denial from the board for a waiver of Subdivision and Land Development ordinance section 28-304.2 Riparian Buffers.

It was moved by Chairwoman Basehore and seconded by Mr. Turpin that the above waiver be approved as requested.

On a roll call vote, the following voted “Aye”,

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion carried.

Ms. Fasnacht stated the next waiver is because the ordinance prohibits storm water facilities main source of discharge from being located within the 100-year FEMA flood plain or if no floodplain is defined, a minimum of 50 feet from top of stream way. In order to make the storm water restoration plan successful it is required that they get the water to the stream and in doing so the discharge will be within the 100-year floodplain. She stated that this is an engineering component and HRG had no issue with the waiver.

Chairwoman Basehore asked if any of this will affect the pond and how often do you think the pond will be full?

Ms. Fasnacht said she does not anticipate any effect for the pond, and it will remain as it currently is.

Chairwoman Basehore asked if the pond will be stocked with fish?

Ms. Fasnacht stated they are not planning to stock the pond.

Chairman Basehore then asked if it will be full of water or just when it rains?

Ms. Fasnacht said it is currently full of water and will be in the current state as it is now.

Mr. Brady stated due to the nature of how they are handling their storm water with their stream and floodplain restoration, there would be nowhere else for it to go but towards the creek. Therefore, from a technical and flood plain standpoint it is acceptable. He said he met with JMT and FEMA Region 3 prior to the July 4<sup>th</sup> holiday, and FEMA will be reviewing the hydrology study from JMT and the plans for possible changes to these floodplain boundaries. Approval by FEMA will be condition of the final plan approval.

Ms. Weaver asked how usable the donated land will be.

Mr. Brady said FEMA is looking for the impacts on the national flood insurance program and if the lines need to move in any direction. The map seems to indicate it changes .01 of a foot and that is the reason FEMA is getting involved to look at it.

Mr. Wood stated it is in the 100-year floodplain and a portion of it is in the floodway. With that being said, there will need to be some studies done to determine how much use the donated land would be.

Mr. Blechertas asked Mr. Wood how it would it limit the Townships ability to add impervious services such as playing courts and a parking lot.

Mr. Wood stated that you would have to go through additional permitting from DEP.

Mr. Brady said there is a small extension of 500-year floodplain that is the result of the bridge abutments and the grading that is there.

Mr. Blechertas stated that it may be possible but there are additional fees and permits.

Mr. Brady said to develop a floodway there would be a significant amount of additional permitting from DEP, FEMA and potentially others.

Mr. Diamond added that the floodway is the same as the islands that they had previously dealt with.

Chairwoman Basehore asked that staff look into it and see how it could be developed first and bring it back to the Board.

Mr. Blechertas said that it could be answered right now, you are not going to be developing much of it.

- Chairwoman Basehore requested approval/denial from the board for a waiver from the Stormwater Ordinance Section 28-305.12A floodplains.

It was moved by Mr. Turpin seconded by Ms. Weaver that the above waiver be approved as requested.

On a roll call vote, the following voted “Aye”,

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion carried.

Ms. Fasnacht stated the next waiver is in regards to the inlets in the townhome section only. She said by the way the townhomes are laid out, there is only about 4 feet of green space between the driveway and the next driveway. In order to provide inlets, they had to be placed in the green space area so they were not able to meet the ordinance requirements to provide 3 feet of separation. Therefore, the request for the waiver in the townhome area, lots 206 through 296.

- Chairwoman Basehore requested approval/denial from the board for a waiver from the Stormwater Ordinance Section 28-306.3F conveyance facilities standards and methodologies with the modification that the waiver only apply to lots 206 and 296 on Cooper Hawk Road and Goshawk rd.



It was moved by Ms. Weaver and seconded by Chairwoman Basehore that the above waiver be approved as requested, upon modifying it to read “through” and not “and” pertaining to the lots.

On a roll call vote, the following voted “Aye”,

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion carried

Ms. Fasnacht asked if they could discuss the curbs and sidewalks together. After the last meeting it was discussed that they would go back and look into the issue of providing curbs and sidewalks per recommendation from the Board. She said that quite honestly, they came into this process thinking the curb and sidewalk would be deferred as the Core 5 warehouse was deferred. She presented several images from google earth of where their concerns are due to safety. There are many factors to be considered in providing them, such as the connection to Middletown Borough at the bridge where there is no protection for pedestrians. There are also existing utility poles along 230 for which there is a PP&L right of way, The Scottish Inn, cemetery and the pump station. The whole 230 corridor will be fragments of sidewalks, where they do not have control of the frontage. Ms. Fasnacht also stated there are 2 culverts that are crossing over 230 and in order to provide a sidewalk they would need to redo the culverts along with getting extensive permits. There are also steep embankments that would have to be filled in. In the area of one of the proposed driveways at the existing roadway, there are wetlands and streams. PennDot is requiring a left turn lane into the development, and they want to avoid more impacts to the stream and wetlands. They feel they have had an honest study of the area and are still requesting the deferral for curbing and sidewalks. If the curbing were to be added in the areas where there is no drainage a new system would need to be provided along the entire 230 corridor. Additionally, if they were to add impervious coverage they would need to recalculate and resubmit plans to the Army Corps and DEP based on the additions impervious. The current plans have been under review for about 6 weeks.

Chairwoman Basehore said a development of about 832 dwelling units with the potential of about 2500-3000 people will increase the amount of traffic going into

and out of Middletown. She asked if there is a way to make it safe considering the amount of people and the retail space for which people will be moving in and out of the area.

Ms. Fasnacht added that PennDOT requires a bike lane to be put in along the RT 230.

Mr. Brady stated staff met with the applicant on June 20<sup>th</sup>, 2024. What is being proposed by staff is that curbing could be deferred so that the sidewalk could be set back 5 feet which is behind telephone poles and electric lines. A discussion was had about water flow and channeling that would be created by curbing. He said there are some areas where a sidewalk will not be manageable due to topography and wet land issues.

Ms. Nagy said she considers this a substantial liability issue for the Township. What is being proposed is a form of piecemealing sidewalks along a road. She said that the Township is encouraging the sidewalks just for the sake of sidewalks, which she feels doesn't make any sense if it doesn't connect the whole way for which it can't. Why have 200 yards of sidewalks then stop for a large section because what you are encouraging folks to do is cross on the shoulders of roadways. She feels it just doesn't make sense unless there is a global cure to the scenario.

Chairwoman Basehore said people are going to walk there anywhere it doesn't matter if there is a sidewalk or highway so why not provide the access off the roadway?

Ms. Nagy said they are not encouraging it from a municipal standpoint.

Mr. Diamond stated that some of the segments might make sense, for instance retail #3 to Falcon Crest. He asked if HRG had a chance to look at the proposed segments?

Mr. Wood stated he was included in the meeting and feels comfortable with the segments, but since then the plans have changed.

Mr. Blechertas asked the applicant for a description of the bike lane.

Ms. Fasnacht stated there is a dedicated travel, bike and turn lane only in the area of Crested Lane and Falcon Crest Lane off of RT 230.

Mr. Brady stated PennDOT now requires when you are putting in a development there must be bike, travel and turning lanes to provide safety for the bikers.

Ms. Nagy asked if they could table this motion until next meeting because the traffic experts will be here.

- Chairwoman Basehore requested approval/denial from the board for the deferral from the Subdivision and Land Development ordinance section 22-506 Curbs and Gutters.

It was moved by Ms. Weaver and seconded by Chairwoman Basehore that the above waiver be tabled as requested.

On a roll call vote, the following voted "Aye",

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion tabled.

- Chairwoman Basehore requested approval/denial from the board for the deferral from the Subdivision and Land Development Ordinance Section 22-507 sidewalks with the modification that the waiver only apply to frontage between the DTMA pumping station and Retail #3 from Falcon Crest Dr to the Eastern property line.

It was moved by Ms. Weaver and seconded by Chairwoman Basehore that the above deferral be tabled as requested.

On a roll call vote, the following voted "Aye",

Chairwoman Basehore, Irvin Turpin and Deb Weaver

Chairwoman Basehore thereupon declared the motion tabled.

Chairwoman Basehore asked if the walking paths and pool areas will only be for the residents and not for the public?

Ms. Fasnacht stated they will be only for the residents.

A discussion was had amongst the board and attendees in regard to when the public can comment on agenda items after being presented by the applicant.

Mr. Diamond advised that there must be a public comment before a formal action.

Mr. Brady stated he will adjust the narrative for the next meeting.

**New Business: None**

**Any Other Matter: None**

**ADJOURNMENT:**

There being no further business to bring before the Board, a motion by Mr. Irvin seconded by Ms. Weaver the meeting was adjourned at 9:05pm.

Signature on file

Secretary