

## MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, March 10, 2008

Pine Township Municipal Building

This session of the Township of Pine Planning Commission was called to order at 7:00 p.m. by Pasquale Avolio.

Members in attendance were: Pasquale Avolio, Chair; Joel Dennison; John Lombardo, Shannon Miller-Yeakel, R. Jeffrey McGeary and Garrin Welter. Also present were Scott Anderson, Director of Code Administration and Land Development; and Timothy R. McClelland, Lennon, Smith, Souleret Engineering, Inc.

There were two visitors present.

### PLEDGE OF ALLEGIANCE

### MINUTES

Mr. Dennison noted that the minutes of the February 11, 2008 Planning Commission meeting indicated his attendance, however the minutes should be corrected as he was not in attendance.

Motion was made by Mr. McGeary and seconded by Ms. Miller-Yeakel to approve the minutes of the February 11, 2008 Planning Commission meeting with the correction as requested by Mr. Dennison. The aye vote on the motion was unanimous. Motion carried.

### REVISED M.A.J. PLAN OF LOTS – SUBDIVISION PLAN

Mr. Anderson explained that the M.A.J. Plan of Lots Subdivision Plan was before the Planning Commission at the February 11, 2008 meeting, but was tabled at that time in order to give the applicant the opportunity to make corrections noted in Lennon, Smith, Souleret Engineering, Inc. review letter. Mr. Anderson reminded that the proposed subdivision plan will create two lots from one. He noted that no construction or improvements are proposed.

Mr. McClelland noted that the drawing, as revised, now addresses the concerns raised in his review letter.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, preliminary and final approval of the Revised M.A.J. Plan of Lots – Subdivision pursuant to the drawing prepared by E. A. Thaner & Associates, dated December 2007, with the latest revision date of February 14, 2008. The aye vote on the motion was unanimous. Motion carried.

MADIA LAND DEVELOPMENT PLAN – Informal Review

Mr. Gary Jones from LLI, Engineering requested to address the Commission on a project he is working on for Mr. Frank Madia for property located along Wallace Road Extension, adjacent to the entrance road for the Christopher Wren Apartments. Mr. Madia is proposing to construct three office buildings, each with approximately 32,000 square foot of floor space and each three stories tall. Of particular concern is Section §84-97 requiring buildings with wall surfaces longer than 100 feet to have a recess or offset measuring at least 20 feet in depth.

Mr. Avolio suggested that two of the buildings could be combined with a central atrium, which may result in the elimination of core area. Mr. Avolio also indicated that since the requirement is contained in the Zoning Ordinance, any relief would have to be provided by the Zoning Hearing Board, but suggested that the applicant meet with the Staff on specific Code requirements.

ADJOURNMENT

Motion was made by Ms. Miller-Yeakel and seconded by Mr. Welter to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:20 p.m.