

East Hanover Township Planning Commission
Meeting Minutes
January 18, 2024

Members:

*Thomas Ehrhart
*Justin Beamesderfer
*Marvin Smith
*Dennis Grubb
*Kenneth Moyer

*= Present for the meeting

Others Present:

Erik Harmon, Township Manager
John Poff, Township Engineer, Light-Heigel & Associates, Inc.
Steve Dellinger, Township Planner, Hanover Engineering

The meeting was held in person and was called to order at 7:30 pm.

All members were present. Mr. Moyer was re-appointed by the Board of Supervisors for a 5-year term.

Re-organization for 2024: The following members were nominated and appointed for 2024:

- Chairman – Tom Ehrhart
- Vice Chairman – Marvin Smith
- Secretary – Marvin Smith

Mr. Ehrhart stated that he would be relocating out of the Township at some point in 2024. At that time, the Vice Chair would assume the duties of Chair. At the same time, Mr. Harmon would assume the duties of Recording Secretary.

Minutes from the previous meeting (December 14, 2023) were approved.

Public Comments: None.

New Business:

- **Scott Stouffer, 15-21 Park Drive – Minor Subdivision Sketch Plan:** Mr. Stouffer attended the meeting and provided an overview of the sketch plan. Mr. Stouffer would like to accomplish a lot addition to 3 existing lots. One lot (17 and 19 Park Drive) currently has 2 street addresses and would also be subdivided into 2 separate lots. The Planning Commission reviewed the plans and has no objection to the proposed actions. Depending on the final plan, some variances may be required for dimensional attributes (lot width and setbacks). Additionally, the new lots created by subdividing 17 and 19 Park Drive may require replacement areas per sewage planning requirements.

Old Business:

- **Kevin & Pamela Zearfoss, 34 Park Drive - Stormwater Management Plan:** The property owner would like to construct a 40' x 60' pole building (detached garage) and has submitted a

stormwater management plan prepared by Chrisland Engineering. The applicant previously received a stormwater management exemption in 2020 to construct a single-family dwelling, driveway, and on-lot sewage disposal system. Some time after the construction of the driveway, dwelling, and on-lot sewage disposal system, a gravel driveway and detached accessory structure were constructed without permits or approvals. Mr. Poff provided plan review comments in a Light-Heigel memo dated January 18, 2024. One specific concern is the plans do not clearly delineate existing wetlands boundaries and do not clearly show the required 25-foot buffer between the wetlands and proposed stormwater features. Mr. Andrew Ney (Chrisland Engineering) attended the meeting and provided revised plans. The updated plans will be reviewed by the Township Engineer. No action was taken at this time by the commission.

Other Business:

- **Comprehensive Plan Update:** The Commission continued discussion on updating the Comprehensive Plan, to include review and updates to existing land uses, assumptions on future land uses, and any need for zoning district adjustments. At the previous meeting, there was a question regarding the boundary of the Army Compatible Use Buffer (ACUB). Mr. Harmon contacted Fort Indiantown Gap and obtained information that the ACUB boundary is primarily determined by rotary-wing flight corridors. The boundary lines provide the best air space for present and future helicopter training. Additional factors include noise contour lines, fire potential, and several other encroachment measures. Mr. Dellinger will provide a Final Draft of the updated Comprehensive Plan for review at the February meeting. The Planning Commission will also review whether to recommend official changes to the Zoning Map at this time, or to reflect the recommended changes in the Future Land Use Map as part of the updated plan. Mr. Dellinger will also prepare draft updates concerning large-scale solar uses to reflect the proposed changes to the Future Land Use Map.
- **Keeping of Livestock Outside of the Agriculture District:** Currently, the keeping of livestock and poultry is only allowed in the Agricultural district except for Accessory Keeping of Horses, which is allowed in the Agricultural and Residential Low-Density districts. The Commission discussed the agricultural nature of the Township and the appropriateness of keeping livestock in the Residential Forest district. Mr. Dellinger will provide an updated draft zoning amendment for review at the next meeting.
- The Commission previously deferred discussion of several topics to a future meeting. These include Elder Housing; Transportation Studies and Official Map Development; No-Impact Home Businesses; I-81 Proposed Development and Intermodal Truck Parking; Microbreweries/Distilleries/Wineries; Bulk Water Extraction; Industrial Hemp; Natural Gas Compressor Stations; Traffic Impact Fees – Updated Study, and updating fence regulations.

Monthly Zoning Permits Review: Mr. Harmon provided a summary of all zoning permits issues in 2023. A total of 49 permits were issued with a total improvement cost of \$5.2 million. 5 permits were for single family dwellings with 2 of those being replacement dwellings. 1 permit has been issued in 2024.

The meeting was adjourned at 8:39 pm.