

**BOROUGH OF CARROLL VALLEY  
PLANNING COMMISSION MEETING  
MONDAY, JUNE 7, 2004 – 7 PM**

**MINUTES**

Chairman Laura Scudder called the meeting to order at 7 PM. Those in attendance were:

**COMMISSION MEMBERS:**

Laura Scudder, Chm.  
Frank Buhrman  
Edward Kaplan  
Merril Sollenberger  
Neal Abrams  
Ray Rabenold  
Anthony Golden  
Malcolm Stewart  
Ron Harris

**BOROUGH OFFICIALS:**

Hilary Fortenbaugh  
Borough Manager  
Howard Rodriguez  
Code Enforcement  
Paul Sauers, Jason Gutshall  
C. S. Davidson, Inc.  
Jim Becraft, Mayor  
Jo Ann Myers, Recording Secretary

L. Scudder welcomed new Planning Commission member Ron Harris.

**ITEM #1-PLANNING COMMISSION REORGANIZATION**

L. Scudder called for nominations for Chairman. E. Kaplan nominated L. Scudder, which was seconded by M. Sollenberger. F. Buhrman moved the nominations be closed, which was seconded by R. Rabenold. All were in favor. L. Scudder was elected as Chairman for the Planning Commission.

L. Scudder called for nominations for Vice-chairman. M. Sollenberger nominated E. Kaplan for Vice-chairman, which was seconded by F. Buhrman. F. Buhrman moved that the nominations be closed which was seconded by R. Rabenold. All were in favor. E. Kaplan was elected as Vice-chairman of the Planning Commission.

After the officers were elected M. Stewart moved that L. Scudder be removed from the Planning Commission because he believed there was a conflict of interest since she is also the President of the Borough Council. Ms. Scudder said that serving in both capacities is allowed under the Borough statute.

**ACTION-** M. Stewart made a Motion to recommend to the Borough Council that a change in the Statute be made saying that a person may not serve on the Council as well as the Planning Commission. The Motion died due to lack of second.

**ITEM #2.1-APPROVAL OF THE MINUTES FROM THE MAY 3, 2004 MEETING**

The Minutes from the aforementioned meeting were distributed for approval.

ACTION- A Motion to approve the Minutes as presented was made by M. Sollenberger, and seconded by A. Golden. Due his absence at that meeting E. Kaplan abstained. The Motion carried.

### **ITEM #3.0-OPEN TO THE PUBLIC**

Several residents from the K section were in attendance to share their concerns about the new development at the Crest and the increase of traffic on Trout Run and Ski Run Trail. Those who spoke included Tom Fitzsimmons, Dave Potter, Cheryl Hutchinson, and John Davis. They asked for consideration of making Trout Run an emergency access road only rather than a full access road. They believed a full access road would create a safety hazard for residents in the K section who would be walking, jogging, or pushing baby strollers since the road is 19' wide. The idea of creating a road parallel to Trout Run could be elevated for walkers in the wetlands. The Plan for the Crest will be reviewed by the Borough Council and they may make conditions. Mayor Becraft added that if the issue is a public safety issue we can close it down.

ACTION- L. Scudder said she would refer the issue to the Roads, Parks & Municipal Services Committee as a general safety issue, and H. Fortenbaugh added that in order to make people aware Council will approve the Crest Plan with conditions, approve without conditions, or deny the request.

### **ITEM #4.1-ACT 537 PLAN REVIEW**

L. Scudder indicated that the Planning Commission received from the Sewer & Water Authority a draft update to the ACT 537 Plan. The Borough Engineer, C. S. Davidson, Inc. prepared this Plan. The Plan is intended to assist and guide the Borough in the planning and regulation of sewage facilities within its municipal boundaries through the year 2013. L. Scudder said that R. Harris and R. Rabenold, Planning Commission members, along with Mayor J. Becraft, prepared an overview briefing of the Plan's content. Using the briefing, R. Harris facilitated the discussion between the C. S. Davidson, Inc. representatives and the Planning Commission on the Plan's two options. The two options are: (1) Expand the current facility and (2) Build a new facility. Key to the discussion was need and cost.

ACTION- It was decided to table the issue until the next meeting and Planning Commission members agreed to talk to legislators about possible grants for sewerage.

### **ITEM #4.2-RESIDENTIAL SPRINKLER ORDINANCE**

E. Kaplan, M. Sollenberger, and H. Rodriguez have been working on a sprinkler ordinance for new construction in Carroll Valley. H. Rodriguez explained the UCC mandates, and representatives from the Fairfield Fire Dept were present and made a few comments. H. Rodriguez said the appendix he wishes to adopt requires a single family house to have a sprinkler system or a 3,000 gallon water tank on their property.

ACTION- A Motion was made by F. Buhrman to recommend approval of the sprinkler ordinance to the Borough Council pending the review with the understanding that the good faith effort will be made to make that review as

soon as possible. The Motion was seconded by N. Abrams. Motion carried.

H. Fortenbaugh said that she will try to submit the recommendation at the next Council meeting on June 15, 2004.

**ITEM #5.1.1-TRADE LOT RI-137 FOR RI-118**

Information was distributed relative to trading Borough owned lot RI-137 for RI-118.

ACTION- A Motion was made by F. Buhrman to recommend the trade to the Borough Council. The Motion carried.

**ITEM #5.1.2-REQUEST FOR PC REPRESENTATIVE ON THE PARKS, RECREATION, AND OPEN SPACE SUB COMMITTEE**

Discussion on this topic was tabled until the next meeting.

**ITEM #5.1.3-OFFICE ON AGING MEETING**

H. Fortenbaugh announced that the Office on Aging will be meeting at Ski Liberty on 7 PM on June 10<sup>th</sup>.

**ITEM #6.0-ADJOURNMENT**

There being no further business the meeting adjourned at 9:30 PM.

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Jo Ann Myers, Recording Secretary