

**BOROUGH OF CARROLL VALLEY
PLANNING COMMISSION MEETING
MONDAY, April 4, 2005 – 7 PM**

MINUTES

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

COMMISSION MEMBERS:

Laura Scudder, Chm.
Anthony Golden
Ron Harris
Ray Rabenold
Neal Abrams

BOROUGH OFFICIALS:

Richard Hileman
Interim Borough Manager
Howard Rodriguez
Code Enforcement
Gayle Marthers
Recording Secretary

Absent:

Merril Sollenberger
Edward Kaplan
Frank Buhrman

ITEM #1.-APPROVAL OF MINUTES FROM FEBRUARY 7, 2005

The Minutes were distributed for review. Typographical errors noted: Item 3.3 “inclement” spelled incorrectly and in Item 4.2.1 the word “a” should be eliminated in the second sentence.

ACTION- A Motion to approve the Minutes with corrections noted, was made by A. Golden, and seconded by R. Harris. The Motion carried with R. Rebenold abstaining due to non-attendance at the March 7, 2005 meeting.

ITEM #2.0-OPEN TO THE PUBLIC

No one from the public was in attendance.

ITEM #3.1-REGIONAL PLANNING UPDATES:

L. Scudder reported a very good turn-out of 40+. There were 7 municipalities represented. The information exchanged was valuable and well received. L. Scudder commended Fairfield with their hospitality, the hall was very nice. Plan to meet again in May after the participants return to their respective municipalities and those who are still interested in the project are to contact L. Scudder.

ITEM #3.2-ACT 537 UPDATE:

The meeting with DEP is tentatively set for April 29, 2005. A run-through for this meeting with Paul Curry will occur at the Sewer & Water Authority Meeting on April 25, 2005.

ITEM #3.3-COMPREHENSIVE PLAN REVIEW:

R. Harris has sent a draft of the comprehensive plan format to L. Scudder and F. Burhman.

Discussion: After researching, it was determined that there is no universally accepted format for a municipal comprehensive plan; therefore, Carroll Valley Borough can develop a format that addresses our needs. The plan will be strategic in nature and the intent is that the document be organized and goal oriented. The current narrative nature may be preserved in one section; however, be revised for the logical progression of the goals. R. Harris further explained that he intends to add a section to the plan for definitions. This section will allow for cross referencing with other Carroll Valley Borough documents.

ITEM #3.4- CONSTRUCTION SITE REQUIREMENTS:

H. Rodriguez presented Ordinance # 5-2005 on the requirements of Portable Toilets. Following discussion, it was suggested that the definition of portable toilet be added to the document.

ACTION: Motion made by N. Abrams and seconded by R. Rabenold that Ordinance # 5-2005 be sent to Council with a recommendation of acceptance with inclusion of the definition of portable toilet. Motion carried unanimously.

H. Rodriguez also addressed the issue of construction trash and his increasing need to monitor the builders.

ITEM #3.5- OTHER

Being nothing for discussion, Chairperson Scudder moved to next agenda item.

ITEM #4.1 REQUEST FOR PURCHASE OF LOT # P-84-

Kevin Dalton has submitted a request to purchase Carroll Valley Borough owned Lot # P-84 located Falcon Trail. H. Rodriguez explained that the property must be appraised. If appraisal value exceeds \$1500 then the written procedure of notifying adjacent lot owners of the Borough's intent to sell the lot in question must be adhered to.

ACTION: Motion made by A. Golden and seconded by N. Abrams that the PC recommends that the Council have the property appraised and follow the pre-established policy for property sales. Motion carried unanimously.

ITEM #4.2-SUBDIVISION OF LOT RI-123 FOR RECOMBINATION WITH RI-122 AND RI-124:

As it is Borough's desire to have larger lots, the recombination meets this well.

ACTION: Motion made by N. Abrams and seconded by R. Rabenold that request be sent to the Council with PC recommendation to accept the proposal. Motion passed unanimously.

ITEM #4.3-CREST FINAL PLAN REVIEW PHASE I & PHASE 2:

4.3.1: H. Rodriguez reviewed the ACOPD comments. Question arose as to whether the Borough can be held accountable for a 4th exit. The answer is no.

4.3.2: H. Rodriguez reviewed the comments of C.S. Davidson.

H. Rodriguez will be drafting a letter to Chuck Siebert of Martin & Martin requesting a 90-day extension.

ITEM #5.0-ADJOURNMENT

There being no further business a Motion to adjourn was made at 8:00 PM by R. Harris and seconded by R. Rabenold. Motion carried unanimously.

Gayle R. Marthers, Recording Secretary