

NEW FREEDOM BOROUGH PLANNING COMMISSION
MAY 20, 2024

Meeting was called to order by T. Ruby at 6:01pm.

Members present: T. Ruby, J. Merrill, M. Hopkins, R. Ross

Absent: E. Aycock

Also present: W. Portner, Zoning Officer

B. Portner, Administrative Assistant

Minutes: Motion by J. Merrill, 2nd by R. Ross to approve the minutes of February 20, 2024. Motion Carried.

NEW BUSINESS:

P.C. CASE NO. 02-24

NEW HAVEN – PRELIMINARY SUBDIVISION PLAN:

Phil Robinson and Baron Matthews were present for the meeting.

SALDO Comments:

1. (24) §194-305.A(1) – Phase 1 Environmental Site Assessment, Traffic Impact Study, Vehicle Turning Template, Perc Locations, Stream Discharge Assessment, Wetland Delineation Report, FEMA Floodplain Information, and Sewer Planning shall be provided. *Phase I ESA and Traffic Impact Study submissions are still pending. Complied to comment response. Waiver Requested.*
2. (40) §194.521.D – Any change in existing topography which results in a slope greater than the predevelopment condition may not be located within twenty-five feet of the neighboring property. There are proposed grade changes resulting in a slope greater than the predevelopment condition which do not appear to meet this setback requirement. – Complied to comment response. Waiver Requested.
3. (41) §194-522 – Sewage Planning Approval is required – Outstanding. Waiting on approval.
4. (42) §194-524.A – Provide land for dedication which is suitable for park and/or recreation or provide payment in lieu of dedication. Will pay recreation fees.

Stormwater Management Comments:

1. (46) §188-18.A – To allow modification of the requirement to reduce the peak flow rate of Postconstruction design 2-year storm to the peak flow rate of the

Predevelopment design 1-year storm. Complied to comment response. Waiver Requested.

2. (47) §188-24.D – Appropriate signature blocks need to be added to the plan and report. Items 3 and 4 were not located on the plan. Also, the report needs a statement with signature and seal. Items 3 and 4 are still not included as required by the Ordinance. Complied. Signature blocks have been added. Certifications need to be executed prior to plan approval.
3. (48) §188-32.A – An Operation and Maintenance needs to be executed. Stormwater will be moved to Township, not New Freedom Borough. Complied.

General Comments:

1. (61) Approval from adjoining Municipality is required. Complied.
2. (63) Provide proof that the plans were submitted to the Public Works Department for review. Complied.
The plan shall be revised to show the proposed water main relocation within the existing portion of Concord Drive from lot 14 to Independence Drive, including new hydrant and associated appurtenance.
Add an additional storm manhole or inlet on Lafayette Drive at approx. station 10+50 to provide additional separation between storm and sanitary sewer.
The borough authority should consider whether it will accept dedication of the proposed low pressure sanitary sewer main serving lots 11 through 17. If the borough, developer and homeowners' association shall be provided to establish responsibility for the operation and maintenance of the system. Will Comply.
3. (64) Provide Will Serve Letters. Complied.
4. (79) An approved NPDES permit is required. Still being reviewed. Will Comply.
5. (80) The borough will not be adopting this portion of Concord Drive. It will stay the same.

T. Ruby made Phil aware that he needed to inform county control of the new road names.
Phil said he will send it to them.

Public comment:

Karen Thomas of 48 Independence Drive expressed concern over trees being cut down.

Discussion:

No further discussion.

Decision:

J. Merrill motioned to recommend approval to the New Freedom Borough Council for the requested Waivers §194-305.1, §194-521.2, §194-305.4(f) and §188-18(A). 2nd by M. Hopkins. All in favor. Motion carried.

J. Merrill motioned to recommend conditional approval to the New Freedom Borough Council based on Waivers being approved, planning module, rec. fees, signatures, NPDES permit, approval from Shrewsbury Township, names of all adjacent property owners within 200' and statement of ownership needs signed. 2nd by R. Ross. All in favor. Motion carried.

P.C. CASE NO. 03-24

PROPOSED SIGN ORDINANCE:

T. Ruby stated that all of the original comments from YCPC have been addressed.

Discussion:

None.

Decision:

R. Ross motioned to recommend New Freedom Borough Council to adopt the revised Sign Ordinance. 2nd by M. Hopkins.

Adjournment:

Motion to adjourn by T. Ruby, 2nd by J. Merrill. All in favor. Meeting adjourned at 6:54pm.