

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
March 3, 2010

The East Goshen Township Planning Commission held their regularly scheduled meeting on March 3, 2010 at the East Goshen Township building. Chairman George Martynick, and members Senya Isayeff, Megann Hedgecock, Chuck Proctor, Susan Carty and Peter Mylonas were present. Also present were Township Zoning Officer Mark Gordon, and Don McConathy from the BOS.

WORKSHOP SESSION – 7:00pm

The minutes of February 6th were reviewed and corrected. Motion to be passed in the formal session.

FORMAL SESSION

A. Pledge of Allegiance

George called the meeting to order at 7:30 pm and led those in attendance in the Pledge of Allegiance.

George asked those in attendance if there were any non-agenda items to be discussed. No public comment was made at this time

B. Approval of Minutes

The minutes of February 3rd were discussed. Senya made a motion to approve the minutes of February 3rd, 2010 be approved as amended in the workshop. Peter seconded the motion. No further comment was made and the motion passed unanimously. Al and Susan abstained from the vote.

C. Conditional Uses and Variances

T-Mobile Northeast LLC.-Mr. Petrosa was present to review and present the letter received by the Township. Discussed were revised plans as per the engineer report. Mr. Petrosa also reviewed the letter from Yerkes. Each line item was discussed and Mr. Petrosa felt that most requests could be made with no issue.

Eric Ritter presented updated simulated photos of what the monopole would look like at completion. Peter and Megann both commended Mr. Ritter for the great job with the new photos, noting that this was exactly what the PC Commission was looking to see.

Megann questioned if the map of coverage would change, at which Brian Grebis, the Radio Frequency Engineer added that coverage would approximately double in every direction. Senya thanked Mr. Petrosa for taking the time to present. No public comment was made at this time.

Peter then made a motion recommending that the BOS approve the conditional use application of T-Mobile Northeast to construct a wireless Communications Facility as described in their application, and as depicted in the plans and testimony presented, in accordance with Section 240-31.C.(3).(h.) of the Township Zoning Ordinance, subject to imposing the following conditions.

1. The Township receives a letter of adequacy from the Township Engineer for the revised plans prior to the C/U hearing.
2. The installation shall be carried out with strict conformity to the plans unless revisions are resubmitted for review and approval by the Township.
3. The applicant will follow all applicable federal, State, and Local ordinances and secure all proper permits prior to installation of the facility.

4. The applicant shall submit to the Township a sealed letter from a design professional certifying the ultimate height (AGL) of the replacement utility pole once installed and prior to installing any pole extensions and /or wireless antenna and once again after the installation of the antenna, to determine compliance with the Zoning hearing Board decision, the C/U application and plans and the testimony presented during the C/U process. Susan seconded the motion. No further comment was made and the motion passed unanimously.

Techniplast- Don Turner, representative for Techniplast spoke of the property they are seeking to move North American operations to, consisting of a 77,000 square foot facility with 95 parking spaces situated on a 4 acre parcel, including unimproved land. The applicant is seeking a Conditional Use for building to be used for multiple uses.

Mr. Marco Carrara, President and CEO of Techniplast discussed the services his company provides and also presented a PowerPoint presentation. The company manufactures plastic components for research animal cages. Peter asked if there will be any fabrication within the facility, as to which Mr. Carrara stated no, adding that the cages are molded in Italy. In addition Mr. Carrara added that this facility would be used for assembly of the product only. He also noted that the facility would operate under normal Monday through Friday, 8:30 to 5pm business hours consisting of 1 day shift. 12 to 15 assemblers would work within the facility, 5 Quality Assurance and Logistic Manager would also be in the facility. 1 trailer daily would make deliveries. Al noted that this is the type of operation that the township likes to see.

Sue and Peter both asked how the building would be ventilated and if waste materials would need to be removed from the property. Mr. Carrara added that no waste, liquids, fumes or vapors will come into play during assembly of the product.

Senya commended Mr. Carrara on his impressive presentation. Mr. Carrara spoke of the reasons to relocate operations to East Goshen adding that the area is a fantastic location with beautiful scenery.

Public Comment:

Peter asked where the sales representatives would be located and Mr. Carrara noted that most work from locations in Connecticut, Boston, New Jersey, Georgia, Maryland, Arizona, Montana, and Canada.

- D. **Old Business**- Traditions was briefly discussed and Mark Gordon noted that West Goshen Township Ordinances and Condition and Use allow for this facility to be built.
- E. **New Business**- George commended the Public Works Department for the fine job of cleaning the streets after the snow storms. Chuck suggested some ways to assist the road crews with ways of marking utility boxes, mailboxes, etc. so they are not damaged by plows during snow removal.

F. Adjournment

Motion to adjourn the meeting was made by Susan and seconded by Peter. The meeting adjourned at 9:05 p.m.

Respectfully submitted, _____
Linda Jones, Recording Secretary