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**Planning Commission (PC) Meeting**  
**Wednesday, September 6, 2023, 7:30 p.m.**

**In-person attendance:** Commissioners Gary Summers, Mickey Bailey (virtually), Sean Rafferty, Rob Miller, Matt Murphy, and Paul Cardell. Consultants – Kristin Camp, Solicitor and Craig Kologie, Zoning Official, (both virtually). Gina Gerber, Riley Riper Hollin & Colagreco. John Raimondo from Register Associates. Fire Marshall Mike Balsama. Commissioner John Hess was absent.

Public in-person attendance: 9

1. Call to Order: Summers called the meeting to order at 7:30 p.m.
2. Public Comment Non-Agenda Items: None
3. Review Request for Ordinance Amendment – Township Solicitor prepared an amendment to Section 250-19.C to address area and bulk requirements for lots with less than 2 acres that had already been subdivided under a PRD or cluster regulations. Camp explained the intent of the amendments which came to light with the subdivision application filed for 1040 Ballintree Lane (Zhu). **MOTION:** Cardell moved to recommend that the Board adopt the zoning amendment, Summers seconded; motion carried.
4. 15 Davidson Road – Conditional Use - John Raimato from Register described the accessory dwelling unit to be built on a potential new lot. There is no plan to subdivide. Lot 1 access would use existing drive. The Commission wanted to know what the intent for use would be and were told the house would be used by a member of the family. Mike Balsama said the grade of the driveway must be approved by the fire marshal. Camp said that the Township can't require the existing driveway to be regraded but that if they use it for access to a second dwelling, they can impose current standards. Summers and Rafferty felt there were too many issues not addressed in Castle Valley's September 5, 2023 Memo to make a recommendation. Camp summarized the criteria for the accessory dwelling and identified the significant open issue as need for new septic tank and safe access. Craig asked if there was a parking area. Jesse Findora said there was space for exterior parking as well as a two-car garage. In February, perk test passed, and Register gave them plans for septic. Kologie said they should repair the driveway slope in accordance with the Fire Marshal. Rafferty would like to know these issues were addressed before they make a recommendation. Camp explained that the Board of Supervisors must hold a hearing within 60 days of receipt of application unless the applicant grants an extension of time. She asked if the applicants would agree to an extension and they replied they would. The Commission agreed not to make a recommendation until the applicant addressed the open issues in Zoning Officer's Memo.
5. 1861 Lenape Road –The applicants have filed a zoning application seeking several variances in order to renovate the existing dwelling on the property. The house and lot are currently nonconforming. The rear of the property is in the flood plain. The proposed renovations will not disturb the floodplain. All the moderately sloped land will not be built on as well as the existing steep slope. Great care has been taken to design the proposed addition (two floors on top of extension or "bump out" from existing property) and this design will reduce impervious surface. The applicant is proposing to connect to public water and to install a new septic field. They seek

relief for septic field and contiguous area for placement of septic. The adjacent property owner, Samuel Rosauri, supports redevelopment. Gamble said they have been residents for a long time, has been in development and building and have a contract on the property. He has much experience in updating and home improvement. Gamble described with photos the conditions of the existing building. Rafferty asked if the picture was the rear of the property and if that was where the addition will be expanded 22 feet from existing footprint and Gamble said yes adding that it will have two gables. The front exterior will be somewhat repaired. The sewer will be to the left of the front of the house. The house is at the highest point on the property. They will abandon existing cesspool so they will have to connect to public water and have a "Will Serve" letter from Aqua. Rafferty asked if the cesspool could be used as a backup and Gamble said that there are backups if necessary for the future. Almost any improvement requires a variance or special exceptions. But as Gerber said, all improvements are reasonable. The biggest issue is steep slopes margin and there's not a lot of it. He hopes the Township will accommodate. Brittan and John Anderson, residents adjoining property on the septic side asked how the septic tank will fit. Gamble said the county is approving new setbacks. She said she is also a stakeholder in the community and was concerned about developers and who will eventually purchase the home. James Hertz, another neighbor, is happy that Gamble is upgrading the property. John Anderson asked how many exceptions the applicants are requesting. Gerber said it was less than twelve. Craig said these were not atypical for this situation and he supports the Planning Commission recommendation. The Commission recommends granting special exceptions and variances to the property. **MOTION:** Murphy moved that the Commission support the relief requested in the zoning application, Rafferty seconded; motion carried.

6. Sign Code Amendments: Township Solicitor suggested that sign regulations should be amended to address scenic byways. Camp explained the proposed edits to the sign ordinance. Rather than regulate signs based on content, the goal was to impose content neutral regulations. Ordinance would permit one temporary political sign for a period of time of 30 days and not to exceed 3 square feet. Rafferty thought that a 30-day limit was not fair. Camp said it's an area that people don't want to discuss. It's the extreme issues that they want to address. Summer explained they need a safety net. 250.51 proposes a setback of 10 feet. Not in right-of-way. No signs in traffic circle. Remove application for subdivision builders. Max height is 4.5 feet. Remove "political sign" description and sections I and J. The Planning Commission recommends that the amendments be made. **MOTION:** Summers moved, Cardell seconded; motion carried.
7. Consideration of Dark Sky Initiative Policy to be tabled until the next meeting. **MOTION:** Summers moved, Cardell seconded; motion carried.
8. **Approval of July 5, 2023 Meeting Minutes: MOTION:** Cardell moved, Summers seconded, to approve the Minutes as distributed; motion carried.
9. **Adjournment:** at 8:30 p.m. Rafferty moved, Murphy seconded, to adjourn the meeting.

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Aleida Diaz, Assistant Secretary

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Gary Summers, Chairman