

## *NEW CONSTRUCTION MINUTES*

*February 7, 2022*

*PRESENT: Commissioner Mike Higgins, Chairman  
Commissioner John Dougherty  
Bill DeFeo, Township Manager  
Joe Viscuso, Township Engineer  
Carol Thompson, Land Dev. Sec  
Zoning Officer*

*ALSO PRESENT: Beth Naughton Beck, Solicitor  
Gus Houtman, P.E. G.D. Houtman  
Michael Burns, Esquire  
John Walsh , 221 Properties*

*Commissioner Mike Higgins, Chairman of the New  
Construction Committee called the February 7, 2022  
Meeting to order at 6:35 p.m. This meeting was held  
in the Meeting Room at the Township Offices located  
at 2 New Road.*

*2021-05*

*Preliminary Final*

*Subdivision Plan*

*Village Green Senior Community*

*Holefelder Bros, Inc.*

*Gus Houtman, P.E. from G.D. Houtman was present to discuss the Holefelder Minor Preliminary / Final Subdivision Plan. Gus stated that the parcel is located on Redhill Road across Pennell Road & Old Pennell Road. This includes The Mobile Home Park and the houses located off Old Pennell Road. The plans showed that the Residential area is located in a Commercial Zoning District and will be subdivided from the large parcel to create a new parcel and have their own deed.*

*Gus spoke of the De-facto when Pennell Road was installed to separate the parcel.*

*Gus spoke of the waivers that have been requested listed on the Plan.*

*Commissioner Higgins wanted to note that these waivers only apply to this subdivision and that any further development or subdivision does not apply.*

*Gus discussed the Pennoni review letter and went through the comments.*

*5. Waiver for Sidewalks and Curbing only applies*

*to this subdivision and not for any future subdivision and land development*

*Gus went over the comments in the Pennoni Letter:*

- 1. Will Comply*
- 2. Will Comply*
- 3. Will Comply*
- 4. Will Comply*

*Commission Higgins stated that this request will be Put on the Agenda to be approved by Resolution at The February 16, 2022 Board of Commissioners Meeting.*

*Discuss Waiver Request for Installation of Sewer:*

*Michael Burns, Esquire and John Walsh were present to discussed the situation on 123 Central Avenue.*

*Mike spoke about the history of the parcel and surrounding parcels. He discussed the acquiring of the parcel and old agreements that were*

*existing. Mike presented to the committee a drawing of the parcel and surrounding parcels.*

*Mike addressed the inspections and reported that was available from the South West Delaware County Municipal Authority. Option #2 and #3 to tie into the Public Sewer System were discussed.*

*Township Solicitor, Beth Naughton-Beck stated that a request is not being made for a waiver; we are discussing the situation and what alternative would be used to tie in. Mike Burns agreed with the statement.*

*Mike Burns talked about the permits he was acquiring from B.C.O. Stephan Nicolai. Beth will speak to Stephan and discussed the situation .*

*Review of the New Construction Minutes from December 6, 2021.*

*The minutes from the December 2021 meeting Were reviewed by the Committee. There were No corrections to the minutes. Commissioner Mike Higgins made a motion to approve the minutes. The minutes for the December 2021*

*meeting were approved.*

*There being no further discussion of the New  
Construction Committee the February 7<sup>th</sup> 2022  
Meeting was adjourned.*

*These meeting minutes reflect the main areas of  
discussion and comments addressed . There may  
however have been other items discussed that were  
not documented in the minutes*

*Respectfully Submitted:*

*Carol L. Thompson  
Sec. Land Development  
Zoning Officer*