

**BIRMINGHAM TOWNSHIP
PLANNING COMMISSION MINUTES**

July 8, 2008

The regular meeting of the Planning Commission was called to order by Chairman DiMarino promptly at 7:30 p.m. at the Birmingham Township Building. The following Township Officials were in attendance:

Nick DiMarino	Chairman, Planning Commission
Eric Hawkins (7:35)	Vice Chairman, Planning Commission
Debbie Hineman	Planning Commission Member
Christopher Bailey	Planning Commission Member
Douglas Marshall	Planning Commission Member
Andrew McReynolds	Solicitor, Planning Commission
Frone Crawford	Solicitor, Planning Commission
Mary Pat McCarthy	Planning Commission Secretary

Absent were Planning Commission Members, Scott Towler, Scott Boorse, Peter Davenport, Janet Decaestecker

Approval of June 10, 2008 Minutes

Mr. Hawkins moved to approve the May 13, 2008 minutes with changes (approved all in favor)

Review of Commercial Districts – Chairman Di Marino reported that he and Scott Boorse reviewed the township’s commercial district by visiting the sites. The Township has approximately 80 acres of Commercial Zoning not including the historic district. One open lot is currently for sale and it is designated C-1. Most of the uses of the properties could fit into several commercial zones.

They observed that most of the properties appear to be neat with a few exceptions. This mainly had to do with the issue of car storage on a grass portion of one lot the business located on that lot was not related to the automobile business. Nothing major issues were obvious during this review.

The principle task of this team is to review whether the zoning protects the township in the future if for example a car dealership goes away. The team will sit down with Solicitor Crawford to make sure Birmingham’s zoning is set up to deal with this type of situation. We consider eventualities and make sure our current zoning is adequate to protect the township.

Chairman Di Marino said our current zoning of the commercial district does not appear to require that anything be done immediately. The one non-conforming use identified is grandfathered. Mr. Hawkins suggested that we can simplify the number of zones so they are more straight-forward than those we currently have. Chairman Di Marino stated any changes that are made must be useful to the township and this item would be discussed when they meet with Solicitor Crawford.

Open Space Calculation/Properties of Interest to Birmingham Township – Mr. Marshall reported that he met with Supervisor Bush to get the list of properties that were used to calculate Open Space in the

Township. This was a list of tax parcel numbers. Mr. Marshall is relating this information to the Township Open Space Map. He thinks there are additional deed restricted properties. The team met with David Shields from the Conservancy and Mr. Shields stated he would be able to help us. The team sees The Conservancy as the keeper of the map and as the entity that would update the map. Mr. Hawkins suggested that along with the parcels numbers and the map the team should also identify the addresses that are associated with the tax parcels. This will help when the team moves in to the Properties of Interest phase of this objective. Mr. Harkins also suggested that the township engineer be contacted to see if they can help with the map. When the teams identify open space that is also identified as part of the flood plain, it was suggested that these areas be identified. Once this task is concluded the team will start the second phase of their objective, Identifying Properties of Interest to Birmingham Township.

Review of the Delaware Valley Regional Planning Commission Recommendations – Mr. Marshall reviewed the recommendations brought for the by the DVRPC. Chairman Di Marino suggested that everyone review the recommendations that were sent electronically. Mr. Hawkins suggested that we give them to the township engineer to have them provide input. It was requested that Quina Nelling contact the Township Engineer for his input.

We will review which ones are particularly important to Birmingham Township. Chairman Di Marino asked that the members email him with these items and the Commission will talk in detail at the next meeting. The Commission after discussion will review the items and decide to take action or decide take no action and recommend a response to the DVRPC from the Board of Supervisors.

Other Business – The LED lights memo from Supervisor Fitzpatrick had been sent out. Chairman Di Marino asked the Commission if they could focus narrowly on just the LED sign issue and no other sign issue. Ms. Hineman and Mr. Hawkins stated that we could not look at one issue without looking at the whole sign ordinance. Chairman Di Marino asked that the minutes reflect this and he would let the Board of Supervisors know the Commission's decision.

No other business the meeting adjourned 8:23pm (Hineman)

Respectfully submitted,

Mary Pat McCarthy

