

**ROCKLAND TOWNSHIP
PLANNING COMMISSION**

**MEETING MINUTES
March 26, 2019**

The monthly meeting of the Rockland Township Planning Commission was held on March 26, 2019 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Nathan Roush, William Fredericks, and Nancy Ogden. Also in attendance were: Township Solicitor Jim Smith, Township Supervisor Nathan Ohlinger, Township Supervisor David Wartzenuft, Township Supervisor Duane Bennetch, Jaclyn Hollenbach from Ludgate Engineering and interested citizens.

The meeting was called to order at 7:30PM by Chairman, Richard Mazich.

The minutes of the February 26, 2019 Planning Commission meeting were reviewed. On a motion by William Fredericks, seconded by Richard Mazich, the minutes of the February 26, 2019 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

The Planning Commission members agreed to table reorganization until closer to the end of tonight's meeting.

Jane Ferreira, 65 Highland Drive requested to speak to Township officials regarding municipal regulation of wireless facilities and the 5G technology roll-out. Ms. Ferreira expressed concerns about wireless radiation and radio frequency emissions and the potential hazards for human health and the environment and encouraged Township officials to take a proactive approach to develop a regulatory structure that ensures wireless service while preserving public safety and the character of our community. Ms. Ferreira provided a sample "Model Wireless Telecommunications Ordinance" to Township Solicitor Jim Smith. Ms. Ferreira provided Township officials with a number of ways the Township can mitigate 5G implementation, including the creation of new regulations for wireless communication infrastructure and establishing safe distance of wireless facilities from houses, schools, churches, etc.

Mr. Jerry Haimowitz, 16 Steep Lane expressed concerns with the lack of valuable research conducted by scientists independent of the wireless facility industry and also encouraged Township officials to be proactive in developing regulations to limit the negative impact of these wireless facilities on our community.

Planning Commission member Nathan Roush arrived at approximately 8:05PM.

NEW BUSINESS

Zoning Hearing Board Application – 38 Fox Road – A variance application was received from Donna Herman, 38 Fox Road to construct a 24' x 32' detached garage with a proposed front yard setback of 35 feet from Fox Road. Per Section 8.03 of the Zoning Ordinance, in no case may an accessory structure be located within the minimum building setback. Per Section 4.05.2.A, the minimum building setback for the AP District is 60 feet. The Planning Commission may review the variance application and provide comments to the Zoning Hearing Board. After a brief discussion, on a motion by Richard Mazich, seconded by William Fredericks, the Secretary was instructed to send a letter to the Zoning Hearing Board advising them that the Planning Commission had no concerns with the application and offered no comments on the application. There was no public comment. All were in favor. Motion carried.

There was no additional new business.

OLD BUSINESS

Zoning Ordinance Review/Amendment Project – Jackie Hollenbach from Ludgate Engineering led the review/discussion of the draft Zoning Ordinance. The Planning Commission continued to discuss comments on the newly updated draft Zoning Ordinance. Among the topics discussed were: Accessory uses, home occupations, building setbacks. The discussion included the following recommendations:

- Recommendation to expand on list of exclusions for home occupations.
- Recommendation to allow accessory buildings having a gross floor area no greater than 300 square feet closer than the standard setbacks for the underlying zoning district (no closer than 10').

Township officials agreed to continue to review and discuss the draft Zoning Ordinance at next month's meeting to be held on April 30, 2019.

The meeting was turned over to the Township Solicitor. The Solicitor opened the nominations for Chairman. On a motion by William Fredericks, seconded by Nathan Roush, Richard Mazich was nominated to serve as Chairman of the Planning Commission. There was no public comment, and there were no other nominations. There being no further nominations, the nominations were closed. All were in favor of Richard Mazich to serve as Chairman. Motion carried.

The Township Solicitor opened the nominations for Vice Chairman. On a motion by Richard Mazich, seconded by Nancy Ogden, William Fredericks was nominated to serve as Vice Chairman of the Planning Commission. There was no public comment, and there were no other nominations. There being no further nominations, the nominations were closed. All were in favor of William Fredericks to serve as Vice Chairman. Motion carried.

The Township Solicitor opened the nominations for Secretary. On a motion by Nathan Roush, seconded by Richard Mazich, Karen Krall was nominated to serve as Secretary of the Planning Commission. There was no public comment, and there were no other nominations. There being no further nominations, the nominations were closed. All were in favor of Karen Krall to serve as Secretary. Motion carried.

The Township Solicitor turned the meeting back over to Chairman Richard Mazich.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 9:09PM on a motion by Nathan Roush, seconded by Nancy Ogden.

Respectfully submitted,

Karen Krall
Secretary