

**ROCKLAND TOWNSHIP  
PLANNING COMMISSION**

**MEETING MINUTES  
July 26, 2016**

The monthly meeting of the Rockland Township Planning Commission was held on July 26, 2016 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, Herb Meadway, Nathan Roush, and Nancy Ogden. Also in attendance were Attorney Alfred Crump (Township Solicitor) and interested citizens.

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

The minutes of the June 28, 2016 Planning Commission meeting were reviewed. On a motion by Herb Meadway, seconded by Nancy Ogden, the minutes of the June 28, 2016 Planning Commission meeting were approved as presented. There was no public comment. Motion carried.

**OLD BUSINESS**

**Richard J. & Carol A. Blair Subdivision – Five Points Road** – The time extension for review of the Richard J. & Carol A. Blair Subdivision is in effect until September 20, 2016. The deadline for Planning Commission action is August 30, 2016. There were no new items for this month's agenda. On a motion by Richard Mazich, seconded by Herb Meadway, the Planning Commission tabled this matter until next month. There was no public comment. All were in favor. Motion carried.

**NEW BUSINESS**

**Longswamp Township Amended Official Map and Corresponding Ordinance** – Rockland Township received a draft amended Official Map and Corresponding Ordinance from Longswamp Township Solicitor, Jill Nagy, which defines certain sewer areas (per Longswamp Township's Act 537 Plan). Longswamp Township intends to hold a hearing on September 13, 2016 at 7:00PM for the proposed amended Official Map and Ordinance. Longswamp Township is requesting comments within forty-five days from July 12, 2016 (the date of the correspondence). The Planning Commission offered no comments on Longswamp Township's draft amended Official Map and Corresponding Ordinance.

**Zoning Hearing Board Variance Application – 75 Orchard Road** – The Township received a variance application from Owen McPeake, 75 Orchard Road, requesting a variance from Sections 9.17 of the Rockland Township Zoning Ordinance for a home occupation to receive acupuncture patients, while utilizing an existing detached summer kitchen located on the property. The Planning Commission may provide comments on this application to the Zoning Hearing Board. The Planning Commission offered no comments on this variance application.

**PUBLIC COMMENT**

Mr. Michael Ziegler, 53 Clay Valley Road, informed the Planning Commission that he has an existing one-car garage on his property which is located approximately 16-17 feet from the property line. Mr. Ziegler would like to take down the one-car garage, and use the base of the one-car garage to construct a two-car garage, but understands the current setbacks for the RC Zoning District are now 30 feet. The Township Solicitor informed Mr. Ziegler that the existing one-car garage would be considered a nonconforming structure, and the nonconforming structure could be rebuilt (using the same footprint) as long as the nonconformity is not worsened (the current distance of 16-17 feet from the property line must be maintained). The Township Solicitor also informed Mr. Ziegler that the necessary zoning and building permits would need to be obtained in advance of commencing the work. Attorney Crump suggested Mr. Ziegler contact the Township Zoning Officer, Michael Schwenk, directly with any other zoning-related questions.

There was no additional public comment. There being no further business, the meeting was adjourned at 7:40PM on a motion by Nancy Ogden, seconded by Herb Meadway. Motion carried.

Respectfully submitted,

Karen Krall  
Secretary