

MINUTES OF MEETING

LOWER MACUNGIE TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE (TIFAC)

LOCATION: LOWER MACUNGIE TOWNSHIP BUILDING

MEETING DATE: 8:30 AM August 25, 2009

Attendees:

Don Denburg - TIFAC

Dale Dries – TIFAC

John Hayes – TIFAC

Ann McGeary – TIFAC

Mike Policano – TIFAC

Mick Seislove – TIFAC

Doug Brown – Township Commissioner Liaison

Jim Lancsek – Township Zoning Officer

Peter Nelson – Township Solicitor

David Babbitt – David C. Babbitt & Associates, LLC

Joe Fiocco - McMahon Associates, Inc.

Daniel Olpere – Local Government Management Services, LLC

Chairman Don Denburg called the meeting to order at 8:05 a.m. The group then reviewed the agenda for the meeting. A motion was made by Mick Seislove and seconded by John Hayes to approve the agenda. The motion was unanimously passed.

A motion was made by John Hayes and seconded by Mick Seislove to approve the May 19, 2009 meeting minutes. The motion was unanimously passed.

There was no public comment on non-agenda items.

A letter dated July 21, 2009 was received from Zator Law Offices. It contained as enclosures documents sent earlier this year to the Board of Commissioners. The document contained comments on the Act 209 work done by the previous committee.

Don Denburg explained that the long gap in meetings was due to the changes required in the *Land Use Assumptions Report* (LUAR). Contrary to prior assumptions, there was a significant number of new development plans submitted earlier this year. In addition, the Township was moving toward making changes to the existing zoning map, which would result in changes to the residential development numbers. Jim Lancsek was very helpful in working with David Babbitt and Daniel Olpere to evaluate the impact of the new submissions and the proposed zoning changes. The TIFAC was on July 29, 2009 informed that the Board of Commissioners and Planning Commission at a joint workshop meeting on July 21, 2009 decided that the committee should use the proposed new zoning map for the preparation of the revised draft LUAR.

At today's meeting, David Babbitt reviewed the draft LUAR dated August 19, 2009. It was to embody all of the changes since the previous version considered at the May 19, 2009 meeting.

Changes were required throughout the report to reflect all that has transpired since it was first issued in 2008. The number of subareas was changed from 53 to 52, and changes were made to subareas to reflect the proposed new zoning districts of Neighborhood Commercial (NC) and Highway Industrial (HI). The number of developable properties was reduced from 561 to 545 to reflect the new development plans submitted earlier this year. The zoning and new submission impacts were discussed in detail for each of the affected subareas shown in the Future Development by Subarea Table, and several recommendations were made by committee members and Mr. Lancsek. The most substantial residential change was an increase of 305 development units over the 1678 units in the previous draft. Almost all of the increase took place because of development and zoning changes in subareas 4, 36 and 37. In the population table, the 2008 count was changed from a projection to a census estimate. The committee concurred that the annual percentage population increases from 2009 to 2020 should be modified slightly to reflect the increase in residential units. Total nonresidential development (retail, industrial, office and institutional) by 2018 went from 1,338,679 square feet down to 1,255,295 square feet.

During the course of the discussions, committee members, Dries, Hayes and Seislove left the meeting, resulting in the loss of a quorum.

The tight schedule requires that the draft LUAR be distributed for review on the same day that it is approved, thus starting the required 30-day review process.

Mr. Babbitt will regenerate the draft LUAR to incorporate all of the changes discussed at today's meeting and distribute it by mid-week. The TFIAC will meet to vote on the draft LUAR at 8:00 a.m. on Tuesday, September 1, 2009 at the Township building.