



Township of Marple  
Planning Commission  
June 29, 2023

**1. Pledge of Allegiance**

Chairperson Michael Gowdy led the room in the Pledge of Allegiance.

2. **Roll Call:** Vice-Chairperson Michael Gowdy, Nick Siano, Joe Morgan, Dan Frank, Joseph Romano, Edna Cook and Township Engineer Bridget Gillen. Mike Noonan and Dave Dezzi had an excused absence.

3. **Approval of Minutes** – On a motion by Joe Morgan and seconded by Dan Frank to approve the minutes from April 27, 2023. Unanimous Approval

4. **Sketch Plan – Proposed Subdivision Plan for 1391 Cedar Grove Road to Subdivide one lot into two lots with one being a flag lot. Ed Gallagher, Jr of e-Build is here to represent the subdivision.** Catania Engineering could not make the meeting. Mr. Gallagher passed around a plan of other flag lots in the area with less than 50' frontage. Zoning requires a 50' frontage for flag lot. Mr. Gallagher is the equitable owner of this property. This is a 3+ acre parcel with an existing house and detached garage. Plan is to make the garage smaller and have a driveway for each parcel. There will not be a shared driveway. Per Aqua there is an 8" main running down Cedar Grove Road. The sewer connect is in the rear of the property.

**Planning Board Members**

- a. What are the plans for the rear lot? Build a 3700 sq.ft. home with 4 bedrooms and 3 ½ baths. This will be an upscale dwelling.
- b. How will the rear house be faced? The rear house will face the rear yard of the front property but we will plant screening like arborvitae for privacy.

**Bridget Gillen Twp. Eng.**

This plan is a sketch plan and does not meet the 50' frontage requirement. Will need to go to Zoning for approval. Also in question is the size of the detached garage. It might be over the allowable percentage for accessory structures.

**Joe Romano**

Happy to hear that there will not be a shared driveway. In order to move forward your next step is to go before the ZHB for their approval.

**Recommendation**

For the proposed Sub-division Plan for 1391 Cedar Grove Road to subdivide one lot into two (2) lots with one being a flag lot the Planning Commission recommends that the developer meet all the requirements addressed in the Engineer's letter dated June 29, 2023 and present their case before the ZHB for their approval. If approved by the ZHB you will be required to return to the Planning Commission for a Motion to Approve the Plan, then apply for Conditional Use Approval for Steep Slopes and receive approval from the Board of Commissioners.

**Moved to Adjourn by Joe Morgan and seconded by Dan Frank.**

Minutes take by: \_\_\_\_\_  
Edna M. Cook