



Township of Marple  
Planning Commission  
September 22, 2022

**1. Pledge of Allegiance**

Vice-Chairperson Tom Tobin led the room for the Pledge of Allegiance.

- 2. Roll Call:** Vice- Chairperson Tom Tobin, Joe Morgan, Michael Gowdy, Dave Dezzi, Township Engineer Bridget Gillen, Director of Code Joseph Romano, Asst. to Dir. of Code Edna Cook were present. Nick Siano and Michael Noonan had an excused absence.

- 3.** A motion was given to approve the minutes from the Planning Meeting held on August 25, 2022 by Joe Morgan and seconded by Michael Gowdy. All approved.

- 4. Preliminary/Final Subdivision/Land Development Plan of 2850/2860 Old Cedar Grove Road into 12 lots with the dwelling at 2860 Old Cedar Grove to remain. The property is being developed by Rayer Sexton Homes, LLC.** The entrance into the new cul-de-sac will come off of Old Cedar Grove Road. James G. Buckler, Esq. and Christopher Yohn of Yohn Engineering were present to represent the developers. The developer is prepared to comply with all comments in the Township Engineer's letter dated September 20, 2022 except for building sidewalks along Old Cedar Grove Road. Developer will install curbing. Road improvements will be completed first and the whole project will run approximately 2 to 3 years. Name of street has not been discussed.

**Bridget Gillen – Township Engineer**

The Township will agree that the Developer will not be required to install sidewalks, but curbing will be installed.

**Board Members**

No Comments

**Residents**

Residents were mostly concerned about Storm Water Runoff, protection of their property during the construction phase, asking for deer resistant trees such as Green Giants to be planted along the northern part of the development and timeline.

**Christopher Yohn, Engineer**

A temporary storm water management design will be used during construction. Once construction is completed an extensive SWM plan will be in effect. Will have an orange construction fence during construction and diversion berm to divert water. Will look at tree plantings and make changes accordingly.

**Joe Romano, Director of Code Enforcement**

OCG Road will not be widened except at the entrance to new cul-de-sac. Work vehicles will be parked on site, not on local streets. There will be a tire wash installed. Eighteen (18) month guarantee on tree plantings.

**John Longacre, Commissioner 5<sup>th</sup> Ward**

Just met with the tree commission and will have no problem obtaining free trees for 2853 ½ Old Cedar Grove Road to line the front of his property.

**Motion**

**On a motion by Tom Tobin and seconded by Joe Morgan to approve Rayer/Sexton Homes, LLC for the Preliminary/Final Subdivision/Land Development of 2850/2860 Old Cedar Grove Road into 12 lots with the dwelling at 2860 Old Cedar Grove to remain with the condition that the developer install curbing along Old Cedar Grove Road and add trees along the northern part of the development that are deer resistant. The developer will not be required to install sidewalks along Old Cedar Grove Road. Unanimous approval.**

**Meeting Adjourned.**

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