

**East Vincent Township  
Planning Commission Meeting Minutes  
August 16, 2022 7:00 PM**

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Chairman Austin Hodge opened the meeting with the Pledge of Allegiance at 7:00 PM. Also in attendance were Rocky Roeger, Vice-Chairman; Bill Hoffman, Member; Chris Orzechowski, Member; Nicole Keegan, Member; and Catherine Ricardo, Township Manager. Rachael Griffith, Member, and Nev Lynch, Member were absent. There were six (6) guests in person and three (3) guests online.

**1. Minutes of July 19, 2022**

Motion to approve the minutes with the correction that N. Keegan was not in attendance.

Moved: B. Hoffman

Second: A. Hodge

Vote: Unanimous

**2. Reports:**

The Engineer's Report and Board of Supervisors minutes were received. No action was taken.

**3. New Business**

**A. Zoning Hearing Applications**

**i. 1894 Old Schuylkill Road – Licata**

A. Hodge stated that the applicant Elisa Licata, at 1894 Old Schuylkill Road located in the Moderate-Density Residential (MR) Zoning District, is seeking an amendment to the existing Zoning Decision dated May 24, 2001, to allow the parking of a dump truck on the property in connection with a permit application presently before the Township related to the renovation of a carport. A. Hodge stated that condition #3 stated "Neither the building nor the property shall be used for commercial purposes nor for the storage and maintenance of commercial vehicles." B. Hoffman stated that he does not see what the hardship is. A. Hodge stated that they could make a recommendation to the Zoning Hearing Board (ZHB) to uphold the previous Zoning Decision from 2001. Members generally agreed and A. Hodge stated a letter would be written to the ZHB containing the information as discussed this evening. There was no further discussion.

**ii. 110 Croton Court – Joel Kelman & Natalie Hladio**

A. Hodge stated that the applicants Joel Kelman and Natalie Hladio at 110 Croton Court located in the Rural Conservation (RC) Zoning District are seeking a variance from Zoning Ordinance Section 27-1604.2 to install an in-ground swimming pool in the side yard setback. A. Hodge stated that the property is irregularly shaped and contains steep slopes, floodplain, riparian buffer, open space conservation easement, and a sanitary sewer easement that cuts across the back half of the property. A. Hodge stated that he thinks this one could be moved out of the side yard setback with just some redesigning of the pool and changing the size and pushing it towards the home a little bit. A. Hodge stated that he does not think there is a hardship and other members generally agreed.

**Public Comment:**

- **Joel Kelman of Croton Court** – J. Kelman stated that he brought pictures of the plan to present to the Planning Commission. J. Kelman stated that this is the 3<sup>rd</sup> location they are looking at for the pool. J. Kelman stated they started over closer to the creek first, and determined that there was not enough room. J. Kelman stated that they have almost 4

acres of land. J. Kelman stated that the engineer discovered the open space conservation easement they have in the back of their property so it could not be put there. J. Kelman stated that this is really the only place they are able to put the pool that would not interfere with buffers, or easements. J. Kelman stated that if they move closer to the house the pool has to be so small that it almost becomes a hot tub not a swimming pool. J. Kelman stated that they have been working with the township on this for months. C. Orzechowski asked where the storm runoff goes. J. Kelman stated there will be a rain garden. N. Keegan asked why they can't put the pool on the other side of the house, J. Kelman stated that is where the creek is. J. Kelman stated that they have letters of support from all their neighbors within 500 feet. J. Kelman stated that for their hardship, they have so many limitations on their property, so they have gotten to where they can put the pool. J. Kelman thanked the Planning Commission for their consideration. A. Hodge recommends not sending any comments to the Zoning Hearing Board. Other members generally agreed. There was no further discussion. No action was taken.

A. Hodge announced the Historical Commission is having History Under the Stars in the park on August 20<sup>th</sup>. A. Hodge announced that pre-registration is open for Community Day on the website, and on September 14<sup>th</sup> there is a blood drive at the Township Building.

**Motion to adjourn the meeting at 7:26 PM.**

**Moved:** B. Hoffman

**Second:** R. Roeger

**Vote:** Unanimous