

EAST HANOVER TOWNSHIP  
PLANNING COMMISSION  
COMPREHENSIVE PLAN WORKSHOP  
January 27, 2010

Members Present: David Craig, Mike Webb, Marie Beaudet, Glenn Moyer  
Excused: Mike Kovach

Chairman Craig called the meeting to order at 7:04 p.m.

**As a note, the tape was started at approximately 7:20 p.m.**

FUTURE LAND USE DISCUSSION – FIRST DRAFT OF JANUARY 27, 2010

- There was discussion regarding developers' rights
- There was discussion regarding clean and green properties;
- The members felt the words, "clean and green" is trendy verbiage – consider revising
- Chairman Craig proposed on page 3 to add another bullet point to include Fort Indiantown Gap
- Agriculture and Low Density Residential – there are blanks that need to be filled in
- There was discussion regarding determination of prime agricultural soil – if it is determined, Mr. Webb noted a map would have to be added showing where the prime agricultural soils are located. It might impact a future land map so the Township might want to create an agricultural only zone
- On page 4, Section "Amend RA provisions of the Zoning Ordinance to:
- The third bullet; does this need to be more specific for single family homes and not properties that are intended farmettes that actually produce
- There was discussion regarding the prime areas and focusing on saving them through TDR's.
- There was discussion regarding the values of TDR's and subsidizing them
- Under the last bullet point, was not sure why the question marks were still there.
- There needs to be a way to ensure that density is not gained by going to clusters; do not gain average density
- The word incentives needs to be replaced
- There was discussion regarding the water study and available resources; what is the amount of ground water available - this may help drive maximum density in the higher density zones without having to go to public water
- What happens if we fully build out - is there enough water to support it without going to public water; where does the public water come from at that point
- How can we account/correlate the relationship of development density to water resources
- EHT is a community without public water and does not have a strong desire to have it

The information was gone through together up through page 4. They decided to go over the information individually and send the information to each other. Once the comments

are put together, the composite will be sent to Ms. Sarcinello.

The meeting adjourned at approximately 9:20 p.m.