

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: September 22, 2014 at 7:00pm.

Planners Present: Keith Wills, Stephen Mayoryk, Jessica Buck, and Russell Palmer

Others Present: David Lipinski, P.E., Keith Hunnings, Codes Enforcement Officer, Jody Leighty, Attorney with Stock & Leader, Jason Sweeney, Manager of Penn Mar Recycling Co., Inc., Jerry Tebow and Richard Vogt, Co-Owners of Penn Mar Recycling Co., Inc.,

Chairman Wills convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:00 p.m. in the Municipal Building, 35 W. Railroad Avenue, Shrewsbury, PA 17361.

APPROVAL OF MINUTES

R. Palmer moved to approve the Minutes of July 28, 2014. J. Buck seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

Welcome Stephen Mayoryk to Planning Commission – S. Mayoryk introduced himself and provided some background in his experiences and education that would benefit the Planning Commission. Discussion ended.

ZHB #2014-1 Penn Mar Recycling Co., Inc., - *Application for a special exception for 14 Onion Boulevard to expand metal collection to include ferrous metal, i.e. steel, including vehicles for scrap, not sale of parts or a junkyard, under Sections 201.2; 207.2(6), and 503 and for a variance to allow outdoor stockpiling of materials in front yard area under Section 302.2 of the Zoning Ordinance. Property is zoned Industrial.*

Jody Leighty, Attorney for Stock and Leader and Representative for Penn Mar Recycling Co., Inc., introduced Jason Sweeney, Manager with Penn Mar Recycling Co., Inc., Jerry Tebow, Co-Owner of Penn Mar Recycling Co., Inc., and Richard Vogt, Co-Owner of Penn Mar Recycling Co., Inc.

J. Leighty stated Penn Mar Recycling is applying for a special exception to be permitted to accept ferrous metal for recycling. Recently, there has been a high demand of ferrous metal recycling.

J. Leighty indicated Penn Mar Recycling is applying for a variance to permit outdoor stockpiling of materials in front yard under Section 302.2 of the Zoning Ordinance. The outdoor stockpiling would be ferrous metal.

J. Leighty explained a baler would be used to crush the ferrous metal to include vehicles to be compacted. The compacted metal will then be picked up from Penn Mar Recycling for the next process of recycling. The baler would be located in the front yard which is the farthest location from the stormwater. J. Sweeney indicated the baler would be on a concrete pad. K. Wills indicated the need for curbing or containment for the baler as a condition to the variance. R. Palmer inquired about truck traffic on Onion Blvd. J. Sweeney stated there would be less truck traffic when baler is put in place because of the compaction of metal. D. Lipinski

expressed that 14 Onion Blvd. is not in the well-head protection area. D. Lipinski expressed the need for a buffer/screening plan. J. Sweeney indicated that non-ferrous metal would be stored inside the facility. Discussion ended.

K. Wills made a motion to recommend the approval of Special Exception #2014-1 Penn Mar Recycling Co., Inc., to allow the collection of ferrous metal. R. Palmer seconded. The motion carried with all in favor.

K. Wills made a motion to recommend the approval of a variance to Penn Mar Recycling Co., Inc. to allow outdoor stockpiling of materials in front yard area under Section 302.2 of the Zoning Ordinance with the conditions:

1. A Screen/Buffer along Onion Blvd. is required and James Holley & Assoc. would review the proposal and recommend approval.
2. The scrap vehicles and baler/compactor must be located on the concrete pad.
3. The concrete pad area used for the scrap vehicle storage and compactor must provide spill prevention and containment.
4. For noise control the facility must continue their normal hours of operation, which are Monday to Friday 8:00 AM to 5:00 PM and Saturday 8:00 AM to 2:00 PM

S. Mayoryk seconded. The motion carried with all in favor.

OTHER BUSINESS

Appointing Planning Commission Chairman – K. Wills conveyed the need to appoint a Chairman since B. Fisher resigned from the Planning Commission in July 2014. R. Palmer made a motion to appoint Keith Wills as the Chairman of the Shrewsbury Borough Planning Commission. J. Buck seconded. The motion carried with all in favor.

Appointing Planning Commission Vice-Chairman – K. Wills stated since he is now appointed Chairman of the Planning Commission, he can no longer be Vice-Chairman. K. Wills made a motion to appoint Stephen Mayoryk as the Vice-Chairman of the Shrewsbury Borough Planning Commission. R. Palmer seconded. The motion carried with all in favor.

BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

R. Palmer moved to adjourn the meeting at 7:48pm. J. Buck seconded. The motion carried with all in favor.

Submitted by,

Kimberly M. Dettinger