

**ATTENDANCE:**

Dennis L. Brink, Vice Chairman; Kerry W. Welsh, Supervisor; Karen Kleist, Secretary/Treasurer; John H. Klemeyer, Solicitor; Chris Wood, Sewage/Zoning Enforcement Officer; and Donald Hubbard. Chairman Mincer was not present.

**CALL TO ORDER**

Vice Chairman Brink called the meeting to order at 6:00 pm opening with the Pledge of Allegiance.

**PUBLIC HEARING  
Pike Physical Therapy & Fitness  
Conditional Use Hearing**

A duly advertised hearing was held to consider the conditional use zoning application of Hubpro Inc. to construct an addition to contain a hydrotherapy pool and showers to the building housing Pike Physical Therapy & Fitness at 1346 Route 739. The only parties to the hearing were the applicant and the Township. Documents reviewed and made part of the record were: proof of publication, zoning application, narrative and site plan received 1/31/12, letter from the Zoning Officer dated 2/2/12, copy of the deed and Highway Occupancy permit, March 12, 2012 Technical Review comments from the Township Engineer, Recommendation for approval with conditions from the Planning Commission dated 3/15/12, and an updated set of plans dated 3/14/12.

Solicitor Klemeyer reviewed the conditions recommended by the Planning Commission with the applicant: 1. Mr. Hubbard agreed to continue monthly water metering, but questioned for how long. 2. He stated that a Department of Health permit is required for the pool. 3. Mr. Hubbard stated that all the parking spaces are existing; the additional 5 spaces were obtained by re-striping the parking lots. 4. Handicapped parking is provided. MOTION was made by Kerry Welsh, seconded by Dennis Brink, and unanimously carried to approve the conditional use zoning application of Hubpro Inc., subject to the following: No Certificate of Occupancy will be issued by the Township until a copy of the Department of Health permit for the pool is received; monthly water metering will continue, but can be discontinued at the Township's approval of the applicant's request to do so; receipt of Conservation District approval of the E&S Plan.

Note: A court stenographer was present a transcript will be maintained in the permit file.

Respectfully submitted,

Karen Kleist, Secretary/Treasurer