



Pocopson Township Planning Commission Meeting Minutes
Wednesday, July 1, 2026, 7:30 p.m.

The Pocopson Township Planning Commission Meeting was held on July 1, 2026, at 7:30 p.m. at the Pocopson Township Municipal Building.

In attendance were Planning Commission Members: Gary Summers, Mickey Bailey, Sean Rafferty, Robert Miller, Paul Cardell; Craig Kologie, Zoning Officer; Kristin Camp (virtual), Solicitor; Aleida Diaz Asst. Secretary, and Neil D. Vaughn, Township Manager/Secretary. 6 Scaleby Home Owner, Louis Ciliberti, and his Pool Designer, Ciaccio; Spring Brook Farm, Jeanette Corgnati, Executive Director and Attorney Michael Shiring.

Call to Order: Chairperson Summers called the meeting to order at 7:30 p.m.

Public Comment: None

6 Scaleby Lane - Setback Variance for Pool

Setback relief requested for, pool, and garage with 2nd floor apartment, due to shared driveway and very steep slopes not leaving much feasible property area. In addition, the existing retaining wall counts as impervious area. Miller asked about the lot's characteristics and the surrounding properties. Mr. Ciliberti indicated the homes are spread out, the neighbors are amenable to his plans, and there is a fair amount of old growth flora, some of which will be cleared. They propose a stone waterfall and slide that is included in all the coverage for the pool and surrounding deck area. Mr. Ciliberti and Mr. Ciaccio noted they are proposing stormwater management via seepage pit and a permit will be submitted as part of the permitting for the project. Craig Kologie suggested for Mr. Ciliberti to contact the county regarding sewage facilities to verify whether existing septage is sufficient. Mr. Kologie said he should include the entire scope of work before going in front of the zoning hearing board. Kristin Camp advised compliance on Craig's specifications, considering the extra living space. Commissioner Rob Miller motioned for the Planning Commission not to take a position on the zoning hearing application and recommends that the Zoning Hearing Board impose a condition that the Applicants adhere to all conditions in the Township Zoning Officer letter dated June 25, 2026, with a second by Commissioner Cardell. With there being no additional comments, the motion passed 5-0.

Conditional Use for Increased Programming at the Barn at Spring Brook Farm

Michael Shiring, representing the Barn at Spring Brook Farm, explained that Jeanette approached him to update the conditional use from 2013. Marybeth Drobish initially started the program to use the barn to provide activities for children with special needs. The barn has been very cautious about complying with the programming conditions from the Township since 2013. The owners, Swartz, lease the barn and the grounds. Shiring said the Swartz's will be submitting a consent and support letter to this application.

Request to update modest changes in programming including: higher frequency of field trips (increasing the number to nine in the spring and nine during the fall seasons with up to 25 children, and social events including families and potential clients, winter programming for farm/agricultural job training with partners on a continued one-to-one ratio with a job coach, raise the number of children from three to six for two hours a day for the older children that have aged out of other programs, open summer camp at 8:30 (a half-hour earlier)

Sean Rafferty explained the previous concerns such as traffic and what is fair to the community. Miller asked if anyone has complained, and Craig confirmed there has never been a complaint. Bailey asked if one bathroom is enough and Corgnati replied that there has never been a problem. Shiring said all inspections have been compliant, and Miller requested that authorities such as Emergency Services and the county Health Department be invited to inspect the property and programming to be sure they were compliant in those areas as well and would like the applicants to clarify the wording in the application.

Kristen Camp suggested communication with neighbors regarding concerns and making recommendations as long as the Barn follows conditions with the increased activity and any issues in Mr. Kologie's review letter.

Commissioner Cardell moved that the Planning Commission recommend that the Board of Supervisors approve the requested changes to the conditions referenced in the amended Conditional Use Application subject to the Applicant providing satisfactory testimony and documentation which addresses all of the outstanding issues in the Township Zoning Officer's Memorandum dated June 30, 2026, with a second by Vice Chairperson Rafferty. With there being no additional comments, the motion passed 5-0.

Approval of Meeting Minutes: A motion was made by Commissioner Summers to approve the May 6, Planning Commission Meeting minutes, with a second by Vice Chairperson Rafferty. Motion passed 5-0.

Township Manager Vaughn asked to schedule a special meeting for a recently submitted application since the August Planning Commission meetings are cancelled for summer holidays. The commission agreed to meet on August 5th, the first Wednesday of the month.

Adjournment: Planning Commission Chair, Gray Summers made a motion to adjourn the meeting at 8:55 p.m. with a second by Planning Commission Vice Chair Rafferty. Motion passed 5-0.

Respectfully submitted,

Aleida Diaz
Assistant Secretary