

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – APRIL 20, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, April 20, 2005, at the Township Municipal Building by Larry Smith.

Present: Dave Gordon, Dave Johnson, Dick Rodenbach, Larry Smith, Jim Connor, Chris Eckert, Matt Connell, Engineer Chris McDermott, Atty. Tim McManus and Planning Director David Albright.

Absent: No one.

The Pledge of Allegiance to the Flag was led by Larry Smith.

Minutes. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to approve the minutes of the March 16, 2005 meeting, as distributed. (7-0)

**Submittals:**

North Penn Bank (Minor Subdivision & Land Development Plan) Hanover Engineering Associates, Inc. Mr. Jack Jolly was present on behalf of this plan. This property is located on the corner of Barney Road and Rte 115. Engineer McDermott said this plan is ready for submission. On motion made by Dave Johnson, seconded by Jim Connor it was voted to accept this plan for review. (7-0) (Plan date 2/24/05) (Received 4/4/05)

**Plan Review:**

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. This plan was asked to be tabled tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03-4/20/05) (**Open ended waiver signed 1/21/04**) (SEO: testing complete planning module ready for approval)

Ianuale A. Lewis (Lot line adjustment) HMG Engineering, LTD. This plan was asked to be tabled tonight. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04-4/20/05) (**Open ended waiver signed 10/1/04**) (SEO: no testing required)

Calderone, Joseph (Minor Subdivision) Lawrence Bailey P.E. This plan was asked to be tabled tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0) (Plan date 10/8/04) (Received 11/4/04) (Accepted 11/17/04) (Tabled 12/15/04-4/20/05) (**Open ended waiver received 2/1/05**) (SEO: testing completed, Planning module incomplete)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. This plan was asked to be tabled tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-4/20/05) (90-day waiver 4/19/05) (**Open ended waiver was received 3/16/05**) (SEO: test results under review, no planning module submitted)

Paradise Estates (Preliminary Conservation Subdivision) Niclaus Engineering. Mr. Len Tusar was present on behalf of this plan. Engineer McDermott said there is an issue with the road requirements, Sonya Lane goes into Paradise Lane and should be updated to current road standards, this needs to be solved before a lot of engineering time goes into this plan, and it could be very costly. It is Mr. Tusar's position that Sonya Lane is a 40' right-of-way and as such do off site improvements where the sub-division starts and this will meet the current ordinance. It was Atty. McManus's position to agree with Engineer McDermott. A brief discussion ensued and it was agreed upon to speak to the Board of Supervisors about this road issue. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0) (Revised plans submitted 3/1/05 for review) (Plan date 1/4/05) (Received 1/4/05) (Accepted 1/19/05) (Tabled 2/16/05) (Rev. Plans 3/1/05) (**Open ended waiver was received on 3/16/05**) (SEO: testing under review in relation to new plan, no module submitted.)

Western Pocono Community Library (Minor Subdivision) Niclaus Engineering Corp. Mr. Tusar was present on behalf of this plan. This plan was previously approved; however there was an issue with the driveway occupancy permit and as a courtesy brought back to the Commission for their review. The Commission had recommended a Highway Occupancy Permit be obtained from Penn Dot to exit onto Rte 115. Penn Dot refused and asked this driveway adjoin the private drive. After a brief discussion, the Commission recommended the approval of the new driveway location. (**Open ended waiver signed 12/15/04**) (SEO: no testing or module required)

Jackett & Kramer (Land Development Plan) George Fetch. No one was present on behalf of this plan. On motion made by Matt Connell, seconded by Dave Johnson it was recommended disapproval of this plan per Atty. McManus comments of 5/14/05 and Engineer McDermott's comments of 5/4/05 unless a time waiver is received prior to the first Supervisors meeting in May. (7-0) (Plan date 2/4/05) (Received 2/1/05) (Accepted 2/16/05) (**90-day review ends 5/17/05**) (SEO: reserve area testing required, flows have not been submitted)

Moretz, George (Subdivision & Annexation) Robert Beers P.L.S. This property is 0.4 mi north of Rte 209 on the south side of Gilbert Road. A brief discussion ensued, and it was asked this plan be tabled tonight. On motion made by Matt Connell, seconded by Dave Johnson it was voted to table this plan. (7-0) (Plan date 10/26/04) (Received 2/22/05) (Accepted 3/16/05) (**90-day review ends 6/14/05**)

Pocono Community Bank (Minor Subdivision/Lot line adjustment) RKR Hess Associates. Mr. Nate Oiler was present on behalf of this plan. This plan is actually two separate decisions tonight.

First- Lot Line Adjustment. On motion made by Dave Johnson, seconded by Jim Connor it was voted to conditionally approve this plan subject to Atty. McManus comment letter of 4/19/05 and Engineer McDermott comment letter of 4/15/05. (7-0)

Second – Land Development. It was asked to table this portion tonight. On motion made by Dick Rodenbach, seconded by Chris Eckert it was voted to table this plan. (7-0) (Revised plans submitted 4/6/05) (Plan date 3/1/05) (Received 3/1/05) (Accepted 3/16/05) **(90-day review ends 6/14/05)** (SEO: waiver obtained from the Supervisors, testing complete, no planning module required)

Sherwood Forest Lots 615&616 (Lot Line Adjustment) B.T.T. Associates, Inc. Mr. Barry Tompkins was present on behalf of this plan. This is the erasing of a lot line. On motion made by Jim Connor, seconded by Matt Connell it was voted to conditionally approve this plan subject to the owner's statement being signed and notarized. (7-0) (Plan date 2/26/05) (Received 3/3/05) (Accepted 3/16/05) **(90-day review ends 6/14/05)** (SEO: testing and design complete)

Emerson Chase Subdivision (Preliminary Major Subdivision) Boucher & James, Inc. Doug Holmstead was present on behalf of Boucher & James, as well as Chris Borger of LTS. The TDR issue is in front of the Zoning Officer for review. A lengthy discussion ensued regarding the plan and reviewing the Engineering comments. On motion made by Dave Johnson, seconded by Matt Connell it was voted to conditionally approve this plan (7-0) subject to the following being addressed:

1. Zoning Officer's approval of the Transfer of Development Rights for 38 lots to the Emerson Chase project.
2. Legal documents relating to the location and description of all easements including, but not limited to, access, water supply and distribution, sewage collection, treatment and disposal, storm-water management, Ownership and Maintenance of the Open Space and Permitted Uses within the Open Space be addressed prior to or as part of the Final Plan submission and review process.
3. Approval from other regulatory agencies that may be required before construction can be started, including, but not limited to, ACT 537 Sewage Planning Approval, MCCD Approval of the Sediment and Erosion Control Plan, DEP permits for the water, sewer and storm-water management facilities.
4. Engineer McDermott's satisfactory review of the comments addressed above as part of his review letter of April 20, 2005.
5. Subject to Jackson Township approval with the plan.
6. Payment of outstanding fees due to the Township.
7. Two additional fire hydrants and curb stops for water and sewer system.

8. Notes removed from trail system as discussed at the Planning Commission meeting of April 20, 2005.
9. Planning module component 4A is completed by the Planning Commission.

(Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) Revised plans submitted 4/6/05 for review. (Waiver 60-day 11/19/03) (90-day 2/11/04) (60-day 5/19/04, 8/15/04) (90-day 10/16/04)(90-day 1/13/05) (60-day 3/14/05) (Revised 1/30/04, 2/11/04, 3/9/05, 4/6/05) (Tabled 1/21/04-3/16/05) (SEO: planning module is incomplete; no maintenance and operation agreement has been submitted) (**60-day waiver ends 5/13/05**)

**Sketch Plan.** None.

**Business from the Planning Commission.** None.

**Planning Module Approval.** None.

**Plans to be signed.** None.

**Other Business.** None.

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Chris Eckert, seconded by Dave Johnson it was voted to adjourn at 9:50 p.m. (7-0)

Respectfully submitted,

Cathy A. Baker

Recording Secretary