

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – DECEMBER 21, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, December 21, 2005, at the Township Municipal Building, Rte 715, Brodheadsville, Pa. 18322 by Larry Smith.

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

**Absent:** None.

The **Pledge of Allegiance** to the Flag was led by Dave Albright.

**Minutes.** On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to approve the minutes of November 22, 2005, as distributed. (7-0)

**Submittals.**

**Stuber, Arthur.** (Lot Line Adjustment) Robert Beers, P.L.S. Engineer McDermott recommended this plan be accepted for review. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (7-0) (Plan date 11/21/05) (Received 12/06/05) (Accepted 12/21/05) (**90-day review ends 03/21/06**) (SEO: no testing required)

**Plan Review:**

**Ianuale A. Lewis** (Lot Line Adjustment) HMG Engineering, LTD. No one was present on behalf of this plan, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted 7/21/04) (Tabled 8/17/04-12/21/05) (**Open ended waiver signed 10/1/04**) (SEO: no testing required)

**Kern & Yanovich** (Minor Subdivision) Pensyl Creek Associates. No one was present on behalf of this plan, on motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-12/21/05) (**Open ended waiver received 3/16/05**) (SEO: test results under review, no planning module submitted)

**Paradise Estates** (Preliminary Conservation Subdivision) Niclaus Engineering. Mr. Rylka was present on behalf of this plan. He presented a new sketch plan showing one additional lot for development and the remaining lands to sell the development rights. A brief discussion ensued and on motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 1/4/05) (Received 1/4/05) (Accepted 1/19/05) (Tabled 2/16/05-12/21/05) (Rev. Plan 3/1/05) (**Open ended waiver received 3/16/05**) (SEO: testing under review)

**Dunkin Donuts/Baskin Robbins** (Land Development) Kenderian-Zilinski Associates.

No one was present on behalf of this plan, on motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 5/9/05) (Received 5/9/05) (Accepted 5/18/05) (Tabled 6/15/05-12/21/05) (**Open ended waiver was received 7/28/05**) (SEO: flows have not been approved by DEP; planning module required)

**Dunkin Donuts/Baskin Robbins** (Minor Subdivision) Kenderian-Zilinski Associates. No one was present on behalf of this plan, on motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 6/7/05) (Received 6/9/05) (Accepted 6/15/05) (Tabled 6/15/05-12/21/05) (Rev 6/16/05, 11/23/05) (**Open ended waiver was received 8/19/05**) (SEO: testing complete; planning module required – exemption?)

**Whispering Woods Extension-LTS Project I** (Preliminary Major Subdivision Plan) Langan Engineering. Chris Borger was present on behalf of this plan and asked to table. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 7/5/05) (Received 7/7/05) (Tabled 8/17/05-12/21/05) (**Open ended waiver was received 11/22/05**) (SEO: request for sewage planning module exemption has been submitted)

**Emerson Chase/Joshmor, Inc** (Final Major Subdivision Plan) Boucher & James, Inc. Chris Borger was present on behalf of this plan, and asked that it be tabled. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (7-0) (Plan date 10/04/05) (Received 10/04/05) (Accepted 10/19/05) (**Waiver received until March 7, 2006**) (SEO: Maintenance and operation agreement under review)

**Whispering Woods Extension – LTS Project II** (Final Minor Subdivision Plan) Chris Borger and Atty. Vince Rabino were present on behalf of this plan. After a brief discussion, a request was made to table tonight. On motion made by Dick Rodenbach, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 10/04/05) (Received 10/04/05) (Accepted 10/19/05) (**Waiver received until 2/21/06**) (SEO: request for sewage planning module exemption has been submitted)

**Kane, Charles** (Preliminary & Final Plan) RKR Hess Associates, Inc. No one was present on behalf of this plan, on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 10/04/05) (Received 10/04/05) (Accepted 10/19/05) (**Open ended waiver received 12/21/05**) (SEO: test results not submitted)

**Mountain Crest Plaza/Superior Custom Homes** (Land Development Plan) East Penn Engineering Co. No one was present on behalf of this plan, on motion made by Matt Connell, seconded by Dave Johnson it was voted to disapprove this plan based on the Engineering comments unless a waiver is received on or before January 3, 2006. (7-0) (Plan date 10/4/05) (Received 10/4/05) (Accepted 10/19/05) (**Open ended waiver received 12/21/05**) (SEO: Planning module complete and ready for approval)

**Mackey, Joseph & Sandra/Country Meadow Estates** (Final Major Subdivision Plan) Ni Claus Engineering. No one was present on behalf of this plan, on motion made by Chris Eckert, seconded by Dave Johnson it was voted to table this plan. (7-0) (Plan date 10/31/05) (Received 11/1/05a) (Accepted 11/22/05) (**Waiver received until 3/21/06**) (SEO: planning module is complete and has been submitted to DEP)

**Chestnut Hill Manor Senior Housing** (Preliminary Land Development Plan) DW LaSota Engineering, Inc. Atty. Rabino was present on behalf of this plan and requested to table tonight. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 10/31/05) (Received 11/1/05) (Accepted 11/22/05) **(90-day review ends 2/22/06)** (SEO: flow data is under review by DEP)

**Sketch Plan:**

**Corcoran, Holly R.** In for discussion. Engineer McDermott's comments were reviewed and the Commission gave Ms. Corcoran some suggestions.

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

**Planning Module Approval.** None.

**Plans to be signed.** None.

**Other Business:**

**Chestnut Hill Manor Senior Housing.** Proposed Zoning Amendment comments.

The Commission reviewed the proposed amendment and recommended the following comments to the Board of Supervisors:

1. On motion made by Matt Connell, seconded by Dave Gordon it was voted that the VC zone is ok for Senior Adult Housing age 62 and over as a type of use in that district. (7-0)
2. On motion made by Jim Connor, seconded by Dave Johnson it was voted that the Supervisors **do not** change the GC zone to VC. (7-0)

**Codification of the Ordinances.** On motion made by Jim Connor, seconded by Dave Johnson it was voted to recommend the codification of the ordinances. (7-0)

**Public Comment.** None.

**Adjournment.** There being no further business, on motion made by Matt Connell, seconded by Dave Johnson it was voted to adjourn at 8:30 p.m. (7-0)

Respectfully submitted,

Cathy A. Baker  
Recording Secretary