

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BROADHEADSVILLE, PA 18322

MINUTES OF MEETING – JUNE 16, 2004

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, June 16, 2004, at the Township Municipal Building by Chairman Larry Smith.

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

Absent: Matt Connell.

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

Minutes. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to approve the minutes of the May 19, 2004 meeting, as distributed. (6-0)

**Submittals:**

Marketing Technology Lot Joiner 60 & 61 OMME. Robert Beers, P.L.S. Engineer Chris McDermott said this plan is complete for acceptance. A waiver request for scale of 1"=2000' was received. On motion made by Dave Johnson, seconded by Matt Connell it was voted to accept this plan for review. (6-0) (Plan date 4/30/04) (Received 5/6/04)  
**(90 day review period ends 9/16/04)**

Marketing Technology Lot Joiner 333,334 &335 BBE. Robert Beers, P.L.S. Engineer Chris McDermott said this plan is complete for acceptance. A waiver request for scale of 1"=2000' was received. On motion made by Jim Connor, seconded by Dave Johnson it was voted to accept this plan for review. (6-0) (Plan date 5/5/04) (Received 5/6/04)  
**(90 day review period ends 9/16/04)**

ESSA Bank and Trust Sub 2 (Minor Subdivision) Niclaus Engineering. Len Tusar was present on behalf of this plan. This is an existing 9-acre parcel to be subdivided into two parcels of 4.9 acres and 2.08 acres. Engineer McDermott recommended this plan be accepted. On motion made by Dave Johnson, seconded by Jim Connor it was voted to accept this plan for review. (6-0) (Plan date 6/1/04) (Received 6/1/04)  
**(90 day review period ends 9/16/04)**

**Presentation.**

Pocono Outdoors Club – John Motz. Mr. Motz gave a presentation of sustainable trail design, followed by a brief discussion.

## Plan Review.

Emerson Chase Subdivision (Preliminary Major Subdivision) Boucher & James Inc. Chris Borger of LTS was present. Mr. Borger explained at the June 1<sup>st</sup> Board of Supervisors meeting, the Board voted to grant the waiver requests of loop streets and mature trees. Mr. Borger asked the Commission for a modification waiver of section 1014D.3, to be allowed the use of gravel and mulch trails instead of the Portland cement and/or bituminous asphalt indicated in the Ordinance. A lengthy discussion ensued. The Commission felt that Mr. Borger should show on the plans the trail layout noting gravel or mulch so the Commission could get a better idea. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this waiver request until next month. (6-0) **Street Lighting.** Mr. Borger asked the Commission about street lighting in the community near intersections and key areas. Atty. McManus said this decision ultimately lies with the Board of Supervisors. Cathy Baker read back the minutes of the April 21, 2004 minutes where the Commission recommended street lighting at intersections, teardrops and one-ways.

**Street trees.** Engineer Chris McDermott suggested a note to address section 1018.A.7 for street trees be put on the plans. **60-day waiver will expire August 15, 2004.** (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (Waiver 60 day 11/19/03, 90 day 2/11/04, 60 day 5/19/04) (Revised 1/30/04, 2/11/04) (Tabled 1/21/04, 2/18/04, / 3/17/04, 4/21/04, 5/19/04, 6/16/04) (SEO comments: Soils testing currently being performed by Del-Val soils.)

Kal-Tac Inc. (Land Development Plan/Reverse) Effort Associates. Mike Lalli was present to update the Commission on this plan. He should have an updated submission by next month. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan until next month. (6-0)(Plan date 8/2003) (Received 11/10/03) (Accepted for review 11/19/03) (Tabled 12/17/03, 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04, 6/16/04) (**Open-ended waiver signed 1/21/04**) (SEO comments: testing complete planning module ready for approval)

Warnken, Kathleen (Major Subdivision) Robert Beers, P.L.S. Mr. Beers asked the Commission about the existing right-of-way off Jessica Court to access the easterly tract on the plan. A lengthy discussion ensued on road frontages, right-of-ways, etc. It was decided that Mrs. Warnken do a termination of easement for the right-of-way. Other issues discussed were Engineer McDermott's comment #11 location of mature trees, SALDO section 603.c.d.12 and comment #12 road widening SALDO section 603.c.g.1 and right of ways in the Zoning Ordinance section 807. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (6-0) (Plan date 2/27/04) (Received 3/4/04) (Accepted for review 3/17/04) (Tabled 4/21/04, 5/19/04, and 6/16/04) (**Open-ended waiver signed 5/19/04**) (SEO comments: testing is complete, no planning module submitted)

**ESSA Bank and Trust- Estate of Kenneth Barthold** (Minor Subdivision) Niclaus Engineering. Mr. Tusar was present on behalf of this plan. Engineer McDermott's comments were discussed and on motion made by Dave Gordon, seconded by Dave Johnson it was voted to conditionally approve this plan subject to addressing the Engineer's comments #2&6 from his letter dated 6/3/04 and Atty. McManus's comment #1 from his letter dated 6/15/04. (6-0) (Plan date 5/4/04) (Received 5/5/04) (Accepted 5/19/04) **(90 day review ends August 17, 2004.** (SEO comments: Testing complete planning module ready for approval)

**Sketch Plan.** None.

**Business from Planning Commission.** None.

**Planning Module Approval.**

**ESSA Bank and Trust.** (Minor Subdivision) Niclaus Engineering. The planning modules were reviewed by SEO, Helen Beers and are in order. On motion made by Dave Johnson Seconded by Jim Connor it was voted to sign the planning modules. (6-0)

**Plans to be Signed.** None.

**Other Business: Zoning Map Change Request.** This is a request from Arlington, Amelia and Wanda Martin to change four contiguous parcels of land, Lots 6, 7, 8 & 9 from R1 to GC. The property is located between Barney Road and Martin Lane on Rte 115 in Effort, and currently abuts the GC zone. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to recommend this change to the Supervisors. (5-1) Dave Johnson was against including Lot #8 in the change.

**Adjournment.** There being no further business, on motion made by Jim Connor, seconded by Dave Gordon it was voted to adjourn at 10:00 p.m. (6-0)

Respectfully Submitted,

Cathy A. Baker  
Recording Secretary