

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – DECEMBER 20, 2006

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, December 20, 2006, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

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

Absent: None.

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

Minutes. On motion made by Matt Connell, seconded by Jim Connor it was voted to approve the minutes of the November 15, 2006 meeting, as distributed. (7-0)

Submittals: None.

Plan Review:

Kern & Yanovich (Minor Subdivision) Effort Associates. Mike Lalli was present on behalf of this plan and gave an update. Currently they are conducting soil probe testing and will be submitting to the Conservation District and will be preparing a storm-water management plan. Mike asked to table this plan tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (7-0)(Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-12/20/06) (**Open ended waiver 3/16/05**)(Rev. 3/16/05, 9/13/06, 10/27/06)(SEO: test results under review, planning module submitted)

Skaflestad, Clyde (Land Development Plan) George Collura. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0)(Plan date 3/30/06) (Received 3/31/06)(Accepted 4/19/06) (**Open ended waiver 6/22/06**) (SEO: primary and reserve area testing complete)

Houck, T & Spadoni, D. (Minor Subdivision) Base Engineering. Nick McAndrew was present on behalf of this plan. Engineer Henderick's comment letter dated 12/8/06 was reviewed. A brief discussion ensued and it was clear that a note should be added to the plan stating "no lots can be accessed off Arlene Drive" On motion made by Dave Johnson, seconded by Matt Connell it was voted to conditionally approve this plan subject to satisfactorily addressing the Engineer review comments dated 12/8/06. (7-0) on motion made by Dave Johnson, seconded by Chris Eckert it was voted to approve and sign the planning module. (7-0)(Plan date 3/6/06) (Received 3/14/06) (Accepted 4/19/06) (**open ended waiver 6/22/06**) (Rev 6/29/06, 11/28/06) (Tabled 5/06-11/15/06) (SEO: testing is complete, planning module submitted ready for approval).

New Cingular Wireless PCS (Land Development Plan) Clough Harbour & Assoc. LLP
It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) (**Waiver until 2/15/07**) (Rev. 8/23/06) (Tabled 7/19/06-12/20/06)

Dehaven Subdivision (Lot line adjustment) BTT Associates, Inc. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (7-0) (Plan date 2/26/05) (Accepted 9/20/06) (Tabled 10/18/06-12/20/06) (**open ended waiver received 12/1/06**) (SEO: no planning module required)

Effort Plaza. (Land Development) Carbon Engineering. Greg Haas was present on behalf of this plan. Engineer Henderick's review letter dated 12/12/06 was reviewed. A lengthy discussion ensued; there were questions on the Penn-Dot HOP. Dave Albright would like our road Engineer Paul Manachello to review the requirements with the State. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 6/6/06) (Received 10/18/06) (Accepted 11/15/06) (Tabled 12/20/06) (**90-day review ends 2/15/07**) (SEO: planning module submitted and under review)

Lands of Salvatore Capece. (Lot line adjustment) RKR Hess Assoc. It was asked via phone to table this plan. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (7-0) (Plan date 10/1/06) (Received 10/4/06) (Accepted 11/15/06) (**90-day review ends 2/15/07**) (SEO: no planning module required)

Hottenstein, Ester Estate. (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan. On motion made by Matt Connell, seconded by Dick Rodenbach it was voted to table this plan. (7-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) (**90-day review ends 2/15/07**) (SEO: planning module ready for approval)

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 Matt Connell, seconded by Dave Gordon it was voted to adjourn at 8:30 p.m. (7-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary