

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – JULY 19, 2006

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, July 19, 2006, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

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

**Absent:** Chris Eckert

**Minutes.** On motion made by Matt Connell, seconded by Dave Gordon it was voted to approve the minutes of the June 21, 2006 meeting, as distributed. (6-0)

**Submittals:**

New Cingular Wireless PCS (Land Development Plan) Clough Harbour & Assoc. LLP. In for acceptance. Everything was in order, on motion made by Jim Connor, seconded by Dave Johnson it was voted to accept this plan for review. (6-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) **(90-day review ends 10/19/06)**

Chestnuthill Self Storage (Prelim/Final LDP) Hanover Engineering. In for acceptance. Everything is in order, however, they are splitting this plan into (1) minor subdivision and (1) land development plan. There is also a hearing for a zoning map change scheduled for August 15, 2006. A waiver was requested to call the LDP Prelim/Final. On motion made by Matt Connell, seconded by Dave Johnson it was voted to recommend granting the waiver to the Board of Supervisors. (6-0) on motion made by Dave Johnson, seconded by Jim Connor it was voted to accept the minor subdivision for review. (6-0) on motion made by Matt Connell, seconded by Dave Johnson it was voted to accept the land development plan for review. (6-0) (Plan date 6/16/06) (Received 6/29/06) (Accepted 7/19/06) **(90-day review ends 10/19/06)**

**Plan Review:**

Januale A. Lewis (Lot Line Adjustment) Effort Associates, Inc. Mike Lalli was present on behalf of this plan. Engineer review letter dated 6/14/06 was reviewed. A brief discussion ensued and on motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to conditionally approve this plan subject to Engineer McDermott's review letter dated 6/14/06 being satisfactorily addressed including the certifications on the plan and addition of the dates. (6-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted 7/21/04) (Tabled 8/17/04-6/21/06) **(Open ended waiver signed 10/1/04)** (SEO: no testing required) (Rev. 6/2/06 by Effort Associates)

Kern & Yanovich (Minor Subdivision) Effort Associates. Mike Lalli was present on behalf of this plan and asked that it be tabled tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (6-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-7/19/06) (**Open ended waiver received 3/16/05**) (SEO: test results under review, no planning module submitted)

Skaflestad, Clyde (Land Development Plan) George Collura. It was asked via phone to table this plan. On motion made by Matt Connell, seconded by Jim Connor it was voted to table this plan. (6-0) (Plan date 3/30/06) (Received 3/31/06) (Accepted 4/19/06) (Tabled 5/17/06-7/19/06) (SEO: primary and reserve area testing complete) (**Open ended waiver received 6/22/06**) (SEO: primary and reserve area testing complete)

Pocono Barns (Land Development Plan) Niclaus Engineering. Marv Walton was present on behalf of this plan. A brief discussion ensued, there was a revision and now the parking area is located in the rear. Engineer McDermott's comment letter dated 7/14/06 was reviewed. On motion made by Dave Johnson, seconded by Matt Connell it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 7/14/06. (6-0) (Plan date 3/2006) (Received 4/4/06) (Accepted 4/19/06) (**Open ended waiver 6/21/06**) (Rev. 6/6/06, 7/10/06) (SEO: primary and reserve area testing complete)

Houck, T & Spadoni, D (Minor Subdivision) Base Engineering. It was asked via phone that this plan be tabled. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (6-0) (Plan date 3/6/06) (Received 3/14/06) (Accepted 4/19/06) (**Open ended waiver 6/22/06**) (Rev. 6/29/06) (SEO: no testing has been conducted, planning module will be required)

Weis Markets, Inc. (Prelim/Final Plan) First Capitol Engineering. John Luciani was present on behalf of this plan. A lengthy discussion ensued; Engineer Snyder's comment letter dated 7/18/06 was reviewed. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (6-0) (Plan date 5/10/06) (Received 5/30/06) (Accepted 6/21/06) (**90-day review ends 9/21/06**) (Rev. 7/3/06) (SEO: no increase in flows is proposed, SEO strongly suggested a maintenance agreement)

Laukaitis, Wm & Eileen. (Lot Joiner) Effort Associates. Mike Lalli was present on behalf of this plan. Engineer McDermott's comment letter dated 7/7/06 was reviewed. On motion made by Dave Johnson, seconded by Jim Connor it was voted to conditionally approve this plan subject to satisfactorily addressing the comment letter dated 7/7/06. (6-0) (Accepted 6/21/06) (Plan date June 2006) (Rec'd 6/5/06) (**90-day review ends 9/21/06**)

**Sketch Plan.** None.

**Business from the Planning Commission.** The Commission would like to have a work session with the Board of Supervisors regarding sidewalks. Dave to set up.

**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 Dave Johnson, seconded by Dave Gordon it was voted to adjourn at 9:15 p.m. (6-0)

Respectfully submitted,

Cathy A. Baker  
Recording Secretary