

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – MAY 16, 2007

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, May 16, 2007, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

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

Absent: Dave Johnson and Matt Connell.

The **Pledge of Allegiance** to the Flag was led by Jim Connor.

Minutes. On motion made by Chris Eckert, seconded by Jim Connor it was voted to approve the minutes of the April 18, 2007 meeting, as distributed. (5-0)

Submittals:

Affordable Comfort Contracting. (Land Development Plan) Effort Associates. Mike Lalli was present on behalf of this plan. Engineer Jim Freeman said this plan was incomplete for acceptance. This plan would also need a separate lot joiner plan. A brief discussion ensued, and Mike Lalli withdrew his plan.

Hoffner, Lee & Hoagland, Mabel. (Lot Line Adjustment) Effort Associates. Mike Lalli was present on behalf of this plan. Engineer Jim Freeman said this plan was ready for acceptance. On motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to accept this plan for review. (5-0) (Plan date April 2007) (Accepted 5/16/07) **(90-day review ends 8/16/07)**

Pleasant Valley School District (Lot Joinder) Robert Beers. Engineer Jim Freeman said this plan was ready for acceptance. On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to accept this plan for review. (5-0) (Plan date 3/15/07) (Accepted 5/16/07) **(90-day review ends 8/16/07)**

Burger, Norman & Janice. (Minor Subdivision) Robert Beers. Engineer Jim Freeman said this plan was ready for acceptance. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to accept this plan for review. (5-0) (Plan date 4/10/07) (Accepted 5/16/07) **(90-day review ends 8/16/07)**

Pleasant Valley Middle School (Land Development) Quad Three. Ron Rauls was present on behalf of this plan. Engineer Jim Freeman said this plan is ready for acceptance. On motion made by Dick Rodenbach, seconded by Chris Eckert it was voted to accept this plan for review. (5-0) (Plan date 4/30/07) (Accepted 5/16/07) **(90-day review ends 8/16/07)**

Plan Review:

Moretz, George. (Subdivision & Annexation) Bob Beers. This plan creates one new lot. On motion made by Dick Rodenbach, seconded by Jim Connor it was voted to recommend conditionally approving this plan subject to satisfactorily addressing the Engineer review comment letter dated 5/9/07. (5-0) Planning Module. On motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to recommend approval of the planning module. (5-0) (Plan date 2/28/07) (Received 3/5/07) **(90-day review ends 6/21/07)** (Rev. 5/1/07)

Skaflestad, Clyde (Land Development Plan) George Collura. It was asked via phone to table this plan tonight. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan. (5-0)(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)

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 Gordon, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) **(Waiver until 7/19/07)** (Rev. 8/23/06) (Tabled 7/19/06- 02/21/07)

Dehaven Subdivision (Lot line adjustment) BTT Associates, Inc. It was asked via phone to table this plan tonight. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 2/26/05) (Accepted 9/20/06) (Tabled 10/18/06-01/17/07) **(open ended waiver received 12/1/06)** (SEO: no planning module required)

Effort Plaza. (Land Development) Carbon Engineering. It was asked via phone to table this plan tonight. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 6/6/06) (Received 10/18/06) (Accepted 11/15/06) (Tabled 12/20/06-01/17/07) **(waiver until 7/31/07)** (SEO: planning module submitted and under review)

Hottenstein, Ester Estate. (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan. On motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 10/17/06) (Received 10/31/06) (Accepted 11/15/06) **(open ended waiver 1/16/07)** (Rev 1-8-07) (SEO: planning module ready for approval)

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. Helen Beers, SEO had a planning module for approval. Mountain Laurel Estates (Houck & Spadoni). They had incorrectly submitted the wrong planning module the first time. On motion made by Jim Connor, seconded by Dick Rodenbach it was voted to recommend approval of this planning module. (5-0)

Plans to be signed. None.

Other Business. None.

Public Comment. Peggy Howarth of the Monroe County Transportation Authority was present to introduce herself to the Commission. She spoke on some of the bus routes in the Township and potential park and rides.

Adjournment. There being no further business, on motion made by Chris Eckert, seconded by Dick Rodenbach it was voted to adjourn at 8:19 p.m. (5-0)

Respectfully submitted,

Cathy A Baker
Recording Secretary