

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – JUNE 20, 2007

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, June 20, 2007, at the Township Municipal Building, Rte 715, Brodheadsville by Jim Connor.

Present: Jim Connor, Dave Gordon, Dick Rodenbach, Dave Johnson, Matt Connell, Atty. Tim McManus, Engineer Jim Freeman and Township Manager David Albright.

Absent: Larry Smith and Chris Eckert.

The **Pledge of Allegiance** to the Flag was led by Matt Connell.

Minutes. On motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to approve the minutes of the May 16, 2007 meeting, as distributed. (5-0)

Submittals:

Syracuse, Donald & Victoria. (Lot Line Adjustment) Effort Associates.

Mike Lalli was present on behalf of this plan. This is a lot joinder of lots 4 & 5. Engineer Freeman said everything was in order for acceptance. On motion made by Dave Johnson, seconded by Matt Connell it was voted to accept this plan for review. (5-0) (Plan date May 2007) (Accepted 6/20/07) **(90-day review ends 9/20/07) (SEO: no testing required)**

Hawk, James & Gloria & Brong, Jeffrey. (Lot Line Adjustment) Effort Associates.

Mike Lalli was present on behalf of this plan. This is a lot line adjustment. Engineer Freeman said everything was in order for acceptance. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (5-0) (Plan date April 2007) (Accepted 6/20/07) **(90-day review ends 9/20/07) (SEO: no testing required)**

Affordable Comfort Contracting. (Prelim/Final LDP) Effort Associates. Mike Lalli was present on behalf of this plan. Engineer Freeman said there is quite a bit of information missing, but it was his opinion that could be obtained during the review period. On motion made by Dave Johnson, seconded by Matt Connell it was voted to accept this plan for review. (Plan date March 2007) (Accepted 6/20/07) **(90-day review ends 9/20/07) (SEO: testing complete, no flows submitted)**

Regency Plaza. (Prelim/Final LDP) Keystone Consulting. Eric Snyder was present on behalf of this plan. Engineer Freeman said everything was in order for acceptance. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to accept this plan for review. (5-0) (Plan date 6/5/07) (Accepted 6/20/07) **(90-day review ends 9/20/07) (SEO: testing complete, plans are under review)**

Plan Review:

Hoffner, Lee & Hoagland, Mabel. (Lot line adjustment) Effort Associates. Mike Lalli was present on behalf of this plan. A brief discussion ensued and on motion made by Dave Johnson, seconded by Matt Connell it was voted to conditionally approve this plan subject to satisfactorily addressing the Engineer Comment letter dated May 8th. (5-0) (Plan date April 2007) (Accepted 5/16/07) **(90-day review ends 8/16/07) (SEO: no testing required)**

Pleasant Valley School District. (Lot Joinder) Robert Beers. This plan is to join the five individual lots at the school district. On motion made by Dave Johnson, seconded by Matt Connell it was voted to conditionally approve this plan subject to satisfactorily addressing the Engineer Comment letter dated May 8th. (5-0) (Plan date 3/15/07) (Accepted 5/16/07) **(90-day review ends 8/16/07) (SEO: no additional flows requested)**

Burger, Norman & Janice (Minor Subdivision) Robert Beers. A brief discussion ensued, and on motion made by Dave Johnson, seconded by Dave Gordon it was voted to conditionally approve this plan subject to satisfactorily addressing the Engineer Comment letter dated May 8th. (5-0) It was noted that the SEO comment letter reflected that testing and planning module are required, therefore, on motion made by Dave Johnson, seconded by Dave Gordon it was voted to reconsider action on the Burger Minor Subdivision. (5-0) On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan until the SEO reviews and speaks with the Engineer. (5-0)**(90-day review ends 8/16/07)(SEO: testing and planning module required)**

Pleasant Valley Middle School. (Land Development) Quad Three. This is an addition to add 12 new classrooms to replace modulars and to do some inside changes to the kitchen area. This was just to update the Commission members on the status of this project. Several issues discussed were landscaping and road/turning lanes. On motion made by Dave Johnson, seconded by Matt Connell it was voted to table this plan. (5-0)

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 Dick Rodenbach 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 Johnson, seconded by Dick Rodenbach it was voted to table this plan. (5-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) **(Waiver until 10/31/07) (Rev. 8/23/06) (SEO: no flows have been submitted)**

Dehaven Subdivision. (Lot line adjustment) BTT Associates, Inc. Charles Castelli was present on behalf of this plan. Engineer Freeman said everything was in order. On motion made by Dave Johnson, seconded by Matt Connell it was voted to approve this plan. (5-0) **(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 Dave Johnson, seconded by Dick Rodenbach 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)**

Effort Plaza. (Land Development) Carbon Engineering. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Dick Rodenbach 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 12/31/07)** **(SEO: planning module submitted and under review)**

Sketch Plan. None

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business. A discussion was held on the procedures of handling plans and the Engineers comment letters.

Public Comment. None.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Matt Connell it was voted to adjourn at 8:30 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary