

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – January 17, 2007

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, January 17, 2007, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

Present: Dave Gordon, Matt Connell, Jim Connor, Larry Smith, Atty. Tim McManus, Engineer Al Handy and Township Manager David Albright.

Absent: Dave Johnson, Dick Rodenbach and Chris Eckert.

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

Minutes. On motion made by Jim Connor, seconded by Matt Connell it was voted to approve the minutes of the December 20, 2006 meeting, as distributed. (4-0)

Submittals: None.

Plan Review:

Kern & Yanovich (Minor Subdivision) Effort Associates. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Jim Connor it was voted to table this plan. (4-0)(Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-1/17/07) (**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 Matt Connell, seconded by Jim Connor it was voted to table this plan. (4-0)(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 Matt Connell, seconded by Jim Connor it was voted to table this plan. (4-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) (**Waiver until 4/19/07**) (Rev. 8/23/06) (Tabled 7/19/06- 01/17/07)

Dehaven Subdivision (Lot line adjustment) BTT Associates, Inc. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Jim Connor it was voted to table this plan. (4-0) (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 Matt Connell, seconded by Jim Connor it was

voted to table this plan. (4-0) (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)

Lands of Salvatore Capece. (Lot line adjustment) RKR Hess Assoc. 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. (4-0) (Plan date 10/1/06) (Received 10/4/06) (Accepted 11/15/06) (**open ended waiver 1/19/07**) (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 Jim Connor it was voted to table this plan. (4-0) (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)

**Sketch Plans:**

Liberto, John. (Sketch plan minor subdivision) East Penn Engineering. This plan consolidates 6 lots in Sun Valley into 2. The topography needs to be defined, as well as a survey for a lot joiner. A brief discussion ensued. After this plan is formally submitted the Planning Commission would like to schedule a site visit.

Barthold, Kenneth & Ralph. (Minor Subdivision) Norm Henry Construction. Mr. Henry showed the Commission a sketch which created a flag lot. He also had another sketch showing a road into the property creating 4 lots. A brief discussion ensued, discussing road, storm-water and highway access issues.

**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 Jim Connor, seconded by Matt Connell it was voted to adjourn at 8:00 p.m. (4-0)

Respectfully submitted,

Cathy A. Baker  
Recording Secretary