

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – JULY 18, 2007

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, July 18, 2007, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

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

Absent: Matt Connell and Jim Connor.

The **Pledge of Allegiance** to the Flag was led by Dick Rodenbach.

Minutes. On motion made by Dick Rodenbach, seconded by Dave Gordon it was voted to approve the minutes of the June 20, 2007 meeting, as distributed. (5-0)

Submittals:

Cummisky, Gerald & Teresa. (Lot Joinder) Robert Beers. Jonathan Shupp was present on behalf of this plan. Engineer Freeman said everything was in order for acceptance. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (5-0) (Plan date 7/3/07) (Accepted 7/18/07) (90-day review ends 10/18/07) (SEO: no testing required)

Bridge Associates of Brodheadsville. (Minor Subdivision) Bue-Morris Associates. Sara Bue-Morris was present on behalf of this plan. Engineer Freeman said everything was in order for acceptance. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan for review. (5-0) (Plan date 6/25/07) (Accepted 7/18/07) (90-day review ends 10/18/07)

Plan Review:

Affordable Comfort Contracting (Prelim/Final LDP) Effort Associates. Mike Lalli and Atty. John Dunn were present on behalf of this plan, and spoke with the Commission about identifying existing uses and possible other uses. A brief discussion ensued and it was asked to table this plan tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date March 2007) (Accepted 6/20/07) **(90-day review ends 9/20/07)** (SEO: testing complete, no flows submitted)

Burger, Norman & Janice. (Lot line adjustment) Robert Beers. Jonathan Shupp was present on behalf of this plan. This plan was reviewed last month and there was an issue with lot numbering on the plan that led everyone to believe a third lot was being created and therefore, it would have triggered sewage testing. However, this month with clarification from the engineer it is a lot line adjustment and there is no “third lot”. On motion made by Dave Gordon, seconded by Dave Johnson it was voted to conditionally approve this plan subject to revising the lot numbers on the plan and to receive any outstanding fee’s. (5-0) (Plan date 4/10/07) (Accepted 5/16/07) **(90-day review ends 8/16/07)** (SEO: no testing required)

Pleasant Valley Middle School. (Land Development Plan) Quad Three. Engineer Freeman's comment letter dated June 14th was reviewed. A brief discussion ensued and it was noted that they had removed the proposed loop road and have recalculated the stormwater and sent it to Monroe County Conservation District for approval. Several suggestions were made regarding landscaping and the possibility of sidewalks. On motion made by Dave Johnson, seconded by Chris Eckert, it was voted to table this plan. (5-0) (**90-day review ends 8/16/07**)(SEO: planning module submitted, request to send to DEP before commission approval)

Skaflestad, Clyde (Land Development Plan) George Collura. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Dave Gordon 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 Dick Rodenbach, seconded by Dave Gordon 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)

Effort Plaza (Land Development) Carbon Engineering. A waiver request was made to change this plan from preliminary to preliminary/final. Since Engineer Freeman's comment letter dated July 11th comments were extensive on motion made by Dick Rodenbach, seconded by Dave Johnson it was voted **not to recommend** this waiver request.(5-0) A lengthy discussion ensued. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to table this plan. (5-0) (Plan date 6/6/06) (Accepted 11/15/06) (**waiver until 12/31/07**) (Rev. 6/14/07) (SEO: planning module submitted and under review, no flows submitted)

Hottenstein, Ester Estate. (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan. On motion made by Chris Eckert, seconded by Dave Gordon 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)

Syracuse, Donald & Victoria. (Lot line adjustment) Effort Associates. Mike Lalli was present on behalf of this plan. Engineer Freeman's comment letter dated June 12th was reviewed. Everything was in order except the notarization on the plan. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to conditionally approve this plan subject to the notarization being placed on the plan and any outstanding fees. (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. Engineer Freeman's comment letter dated June 12th was reviewed. Everything was in order except the notarization on the plan. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to conditionally approve this plan subject to the notarization being placed on the plan and any outstanding fees. (5-0) (Plan date April 2007) (Accepted 6/20/07) (**90-day review ends 9/20/07**) (SEO: no new testing required)

Regency Plaza (Prelim/Final LDP) Keystone Consulting. Eric Snyder was present on behalf of this plan, as well as the owner Keith Beccia. Engineer Freeman's comment letter dated July 6th was reviewed. A waiver was requested to change this plan to prelim/final. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to recommend approval of this waiver request. (5-0) A brief discussion ensued on the remaining comment letter. On motion made by Dave Johnson, seconded by Dick Rodenbach it was voted to table this plan. (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)

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. On the outer table, after the meeting.

Other Business.

Zoning – Arya & Patel LLC. Rte 115 & Gilbert Road. Mike Tirpak of Carbon Engineering was present on behalf of this plan. This is a special exception, the property lies in the 100 year flood plain and is in close proximity to the Pohopoco Creek. The second request is where the building setback should be measured from. A brief discussion ensued and on motion made by Dave Johnson, seconded by Chris Eckert it was voted to recommend approval of the special exception in the floodplain. (5-0) On motion made by Dave Gordon, seconded by Dick Rodenbach it was voted to recommend decreasing the setback by 10', by using the existing right-of-way line. (4-1) Dave Johnson was opposed.

Zoning-Pleasant Valley Assembly of God. Weir Lake Road. Niclus Engineering was present on behalf of this plan. This is for a special exception to allow a place of worship in the R-3 zone. The parcel is 17 ½ acres. A brief discussion ensued and on motion made by Chris Eckert, seconded by Dave Johnson it was voted to recommend approval of the special exception. (5-0)

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Dave Gordon it was voted to adjourn at 9:58 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary