

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – FEBRUARY 21, 2007

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, February 21, 2007, at the Township Municipal Building, Rte 715, Brodheadsville by Larry Smith.

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

Absent: Jim Connor and Chris Eckert.

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

Minutes. On motion made Matt Connell, seconded by Dick Rodenbach it was voted to approve the minutes of the January 17, 2007 meeting, as distributed. (5-0)

Submittals:

Frantz, Richard & Beverly. (Minor Subdivision) Robert Beers. In for submittal. Township Engineer Al Handy said this plan is ready 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 1/15/07) (Received 2/6/07) (Accepted 2/21/07) **(90-day review ends 5/21/07)**

Runyon, David (Minor Subdivision/Lot Joiner) Robert Beers. In for submittal. Township Engineer Al Handy said this plan if ready for acceptance. On motion made by Dick Rodenbach, seconded by Dave Johnson it was voted to accept this plan for review. (5-0) (Plan date 12/8/06) (Received 2/6/07) (Accepted 2/21/07) **(90-day review ends 5/21/07).** (SEO: no testing or planning required)

Plan Review:

Kern & Yanovich (Minor Subdivision) Effort Associates. Mike Lalli was present on behalf of this plan. They are still waiting on E&S approval from the Conservation District. A brief discussion ensued, and Engineer Handy recommended this plan for conditional approval. On motion made by Matt Connell, seconded by Dave Johnson it was voted to conditionally approve this plan subject to satisfactorily addressing receipt of the E&S plan approval, permit approval certification and owners statement signed and notarized. (5-0)(Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-12/20/06)**(Open ended waiver 3/16/05)**(Rev. 3/16/05, 9/13/06, 10/27/06) (SEO: planning module submitted)

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 Matt Connell 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 Matt Connell it was voted to table this plan. (5-0) (Plan date 6/1/06) (Received 6/20/06) (Accepted 7/19/06) (**Waiver until 4/19/07**) (Rev. 8/23/06) (Tabled 7/19/06-02/21/07)

Dehaven Subdivision (Lot line adjustment) BTT Associates, Inc. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Matt Connell 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 Johnson, seconded by Matt Connell 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)

Lands of Salvatore Capece (Lot Line Adjustment) RKR Hess Assoc. This is a lot joiner of the property located on Bunny Blvd in Pocono Mt Effort Village. They are joining lots 43, 44 and 4. Engineer Handy said everything is in order. On motion made by Dave Johnson, seconded by Matt Connell it was voted to approve this plan and recommend the same to the Supervisors. (5-0) (Plan date 10/1/06) (Received 10/4/06) (Accepted 11/15/06) (Rev 12/1/06) (**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 Dave Johnson, seconded by Matt Connell 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**) (SEO: planning module ready for approval)

Sketch Plan:

Martz Trailways Park & Ride. (Sketch Plan) Niclaus Engineering
Marv Walton was present on behalf of this plan. The location of this plan is on Rte 115 and State Road at the Effort Plaza. This discussion was on adding a designated parking area for the residents who use this bus service. The residents currently are using the existing parking for the Plaza, in addition to some unpaved areas. Several issues were discussed, lighting, additional HOP to exit onto State Road, a bus shelter, need 24' lane width parking spaces instead of 20', landscaping, and trash receptacles. It was also noted that currently there are approximately 200+ cars parking on the premises and the proposed new parking currently shows 114 spaces.

Barthold/Diederich (Sketch Plan) Niclaus Engineering. Marv Walton was present on behalf of this plan. Chairman Larry Smith noted this property is located on the official map, which triggers a discussion with the Supervisors.

Pleasant Valley Middle School. (Sketch Plan) Quad 3. Mike Fort, Project Manager from Quad 3 was present as well as Chris Fisher, Assistant to the Superintendent of the School. They discussed the plans for an addition and replacement of the roof to the Middle School. They will be removing 9 modular class rooms when the addition is complete.

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 Matt Connell, seconded by Dick Rodenbach it was voted to adjourn at 8:42 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary