

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING – August 20, 2008

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, August 20, 2008, at the Township Municipal Building, Rte 715, Brodheadsville, by Dick Rodenbach.

Present: Dave Gordon, Chris Eckert, Nick Caprioli, Dick Rodenbach, Matt Connell, Atty. Tim McManus, Engineer Chris McDermott, Office Manager Cathy Martinelli.

Absent: Larry Smith, Dave Johnson and Township Manager David Albright.

The **Pledge of Allegiance** to the Flag was led by Nick Caprioli.

Minutes. On motion made by Chris Eckert, seconded by Dave Gordon it was voted to approve the minutes of the July 16, 2008 meeting, as distributed. (5-0)

Submittals:

Graeber, Richard & Gloria (Minor Subdivision) Robert Beers. In for submittal. Engineer McDermott said this plan is ready for acceptance. On motion made by Chris Eckert, seconded by Dave Gordon it was voted to accept this plan for review. (5-0) (Plan date 7/14/08) (SEO: no testing required)

Plan Review:

Kinsley's Plaza Phase I. (Prelim LDP) Ni Claus Engineering. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 8/17/07) (Accepted 9/19/07) (Rev. 12/4/07, 1/30/08, 5/2/08, 6/3/08) (**open ended waiver 6/17/08**) (SEO: planning module incomplete)

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 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**) (Rev 10/4/07) (SEO: primary and reserve area testing complete)

New Cingular Wireless PCS (Land Development Plan) Clough Harbour & Assoc. It was asked via phone to table this plan tonight. On motion made by Matt Connell, 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 10/31/08**) (Rev. 8/23/06, 5/30/08) (SEO: no planning required)

Hottenstein, Ester Estate (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan tonight. On motion made by Matt Connell, 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 1/26/07**)(Rev. 1/8/07) (SEO: planning module ready for approval)

Pohoqualine Fish Assoc. %Harding, Ed. (Lot Line Adjust) Effort Assoc. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan tonight. (5-0) (Plan date January 2008) (Accepted 7/16/08) (90-day review ends 10/16/08)(SEO: no sewage required)

Applegate Land Development (Prelim Land Dev) George Fetch. It was asked via phone to table this plan tonight. On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan tonight. (5-0)(Plan date 6/7/99)(Accepted 10/17/07)(**open ended waiver 12/20/07**)(Rev. 2/8/08)(SEO: testing complete no planning required. The plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances maybe maintained. Soil probes and perc tests should be accurately located).

Pleasant Valley Assembly of God (Prelim Plan) Niclaus Engineering. Marv Walton was present on behalf of this plan. Engineer McDermott's comment letter dated 8/12/08 was reviewed. A waiver was requested to combine preliminary and final plan approval. (SALDO 98-28.A (2) c. On motion made by Nick Caprioli, seconded by Chris Eckert it was voted to recommend this waiver for approval. (5-0) On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan tonight. (5-0)(Plan date April 1, 2008) (**open ended waiver**) (Rev. 6/4/08) (SEO: module approved)

Allahand, Benjamin Estate (Minor Subdivision) Brian Courtright, PLS. It was asked via phone to table this plan tonight. On motion made by Nick Caprioli, seconded by Matt Connell it was voted to table this plan tonight. (5-0)(Plan date Jan 2008) (**open ended waiver**)(SEO: module submitted)

Wines Sr. Subdivision. (Minor Subdivision w/lot line adjust) Steven J. Romich. No one was present on behalf of this plan however, on motion made by Matt Connell, seconded by Nick Caprioli it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 8/15/08 and Atty. McManus comment letter dated 6/17/08 comment #1. (5-0)(Plan date 11/21/07) (**open ended waiver 8/12/08**)(SEO: planning module ready for approval)

Chestnut Hill Nursery (Land Development Plan) Keystone Engineering. It was asked via phone to table this plan tonight. On motion made by Chris Eckert, seconded by Matt Connell it was voted to table this plan tonight. (5-0) (Plan date 6/27/08) (Accepted 7/16/08) (**90-day review ends 10/16/08**) (SEO: testing complete)

Liquid Fence Facility (Land Development Plan) Borton-Lawson. It was asked via phone to table this plan tonight. On motion made by Chris Eckert, seconded by Matt Connell it was voted to table this plan tonight. (5-0) (Plan date 6/30/08) (Accepted 7/16/08) (**90-day review ends 10/16/08**) (SEO: testing complete exemption submitted)

Sketch Plan. None.

Business from the Planning Commission. None.

Planning Module Approval. None.

Plans to be signed. None.

Other Business.

Need comments on the proposed Fire Lane Ordinance.

The Commission reviewed the proposed Fire Lane Ordinance. Several suggestions were made. Atty. McManus is going to revise and forward a clean copy to distribute. On motion made by Nick Caprioli, seconded by Chris Eckert it was voted to recommend adoption of the proposed fire lane ordinance (5-0).

Need comments on the proposed Outdoor Wood-Fired Burner/Furnace.

The Commission reviewed the proposed Outdoor Wood-Fired Burner/Furnace. The Commission did not like the proposed ordinance. Some of their concerns were:

1. Distance to the property lines, too restrictive.
2. Annual operating permits.
3. Operation schedule of burner
4. Enforcement of the Ordinance, if there is a violation.
5. Height of the stack
6. Spark arrestors.(Are more restrictive than wood stoves)

On motion made by Matt Connell, seconded by Nick Caprioli it was voted to recommend the Board of Supervisors re-write this Ordinance to make it less restrictive. (5-0)

Public Comment. None.

Adjournment. There being no further business, on motion made by Chris Eckert, seconded by Dave Gordon it was voted to adjourn at 8:00 p.m. (5-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary