

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
MAY 4, 2023**

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission meeting to order at 7:00 p.m. on Thursday, May 4, 2023, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Carl Schaeffer, Frank Gehringer, Russell Drabick, Romnie Long, Daniel Stauffer, Planning Commission Secretary, Susan Brown; Joan London, Solicitor, John Weber, LTL Engineers. There was three (3) members of the public in attendance this evening.

Absent: Jennifer Cunningham, Mark Bedle

TAPING OF MEETING

The meeting was recorded as an aid in the preparation of the Minutes. It was noted no one other than the Planning Commission Secretary was taping the meeting this evening.

MINUTES OF APRIL 6, 2023 MEETING

A motion was made by Frank Gehringer and seconded by Russ Drabick to approve the minutes as prepared for the April 6, 2023 Planning Commission meeting.

All ayes

SPECIAL REQUEST

None

NEW SUBMITTAL

None

SUBDIVISION REVIEW

Richard Black Minor Plan – submitted 1/31/2023

- **LTL Review Letter – dated 4/25/23**

Present this evening is Mr. John Hoffert representing the Richard Black Minor Plan located at the corner of Kulps and Hillcrest Roads. Mr. Hoffert explained lot #4 of the Franola Subdivision would be divided into two lots creating an additional lot #5. Richard Black Jr. is the applicant of this proposed plan. A review of the LTL review letter was conducted and Mr. Hoffert distributed a waiver & deferral request letter which addressed a number of the LTL review comments. Mr. Stauffer stated he believes the original plan was submitted as a seven (7) lot subdivision which conformed to the township zoning

however PADEP said because of the high level of nitrates they would only allow four (4) lots and how does that ruling impact this subdivision. Mr. Weber stated a new Planning Module must be submitted to PADEP for review and consideration. Mr. Hoffert explained Warmkessel Environmental has been retained to do a complete hydro study to be submitted to the Township, LTL Consultants and to PADEP. Mr. Hoffert noted the setting of concrete monuments will be done prior to final plan approval. Following are the motions for the waiver/deferral requests:

1. A motion was made by Frank Gehringer, seconded by Romnie Long recommending a deferral from Section 107-30.A Lot grading.
All ayes
2. Motion by Dan Stauffer, seconded by Frank Gehringer recommending a waiver from Section 107-32.E(4) widening of roadways.
All ayes
3. Motion by Frank Gehringer second by Russ Drabick recommending a waiver from Section 107-35.A installation of concrete curbs.
All ayes
4. A motion by Frank Gehringer and second by Romnie Long recommending a waiver from Section 107-36.A installation of sidewalks along roadways.
All ayes
5. Motion by Frank Gehringer, seconded by Russ Drabick recommending a deferral for Section 107-37 A deferral of stormwater management to the individual lot purchaser/owner at time of lot development and prior to the issuance of a building permit.
All ayes
6. A motion by Frank Gehringer and second by Romnie Long recommending a deferral from Section 107-73.A(1) Street trees.
All ayes
7. Motion by Frank Gehringer, seconded by Russ Drabick recommending a waiver from Section 107-75 Property line buffer.
All ayes

Mr. Hoffert asked if the waiver/deferrals will go before the Board of Supervisors at their May meeting. Mr. Weber stated the Supervisors could take action at their May 25th meeting.

Mr. Hoffert said the surveyors will go out to set the monuments and assess the site distance for the new driveway on lot #5 and continue to process the PADEP Planning Modules as quickly as possible.

SUBDIVISION EXTENSIONS

A motion was made by Dan Stauffer and seconded by Frank Gehringer to recommend granting the following Subdivision Extension:

Richard Black Minor Plan 05/04/23 to 08/30/23

All ayes

ADDITIONAL ITEMS

None

COMMUNICATIONS

- BOS meeting minutes dated March 23, 2023.

ANNOUNCEMENTS

The next Board of Supervisors Meeting is scheduled for Thursday, May 25, 2023 at 7 p.m.

NEXT MEETING

The next Planning Commission meeting is Thursday, June 1, 2023 at 7:00 p.m.

John Weber stated the Camp Camino Plan review will be on the agenda for the June 1st meeting.

ADJOURNMENT

A motion was made by Dan Stauffer and seconded by Frank Gehringer to adjourn the meeting at 7:34 p.m.

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary