

WASHINGTON TOWNSHIP PLANNING COMMISSION MINUTES SEPTEMBER 7, 2023

CALL TO ORDER

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

ROLL CALL

The following members were present: Carl Schaeffer, Russell Drabick, Jennifer Cunningham, Michael Ewing, Daniel Stauffer, Township Manager, Rich Sichler; John Weber, LTL Engineers and Solicitor Joan London.

Absent: Frank Gehringer, 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 AUGUST 3, 2023 MEETING

A motion was made by Dan Stauffer and seconded by Jennifer Cunningham to approve the minutes as prepared for the August 3, 2023 Planning Commission meeting.

All aye

SPECIAL REQUEST

None

NEW SUBMITTAL

None

SUBDIVISION REVIEW

Camp Camino Rev. #3 Subdivision & Land Dev. Plan – Submitted 8/13/23

- LTL Review Letter – dated 9/1/23
- Systems Design Engineering Review Letter – dated 8/24/23
- All County & Assoc. Response Letter – dated 8/17/23
- Photometric Tool Box-IES Road Report
- Supporting Documentation-deer resistant arborvitae

Roger Lehmann, All County Assoc. was present this evening to discuss the Camp Camino review. Mr. Lehmann said he is still in the process of working out Zoning items

4,5 & 6 listed in the LTL review letter dated September 1, 2023 with the Board of Supervisors. All County is in the process of working something out for item 4(a) with respect to an emergency access drive. The details are being worked out to make the secondary emergency access work.

Item #2 under Zoning will be addressed upon the outcome of the Zoning Hearing which will be held on October 11, 2023. Item #7 will be revised as needed.

There are 14 SALDO comments of which 7 are being fixed. For item 6(a) the traffic engineer will prepare another report with additional detail about traffic generation on p.m. trips etc. Item 6(b) additional information will be provided.

There are 14 Stormwater comments of which 8 are minor drafting items. There will be a few changes due to the emergency access drive and a few items that need Conservation District approval and some legal matters to be worked out.

Mr. Lehmann respectfully asked that the Planning Commission recommend granting Preliminary Plan approval this evening. Mr. Weber stated there are concerns with respect to where things are at with the water and sewer and are not comfortable with preliminary plan approval at this point. There are also matters to be dealt with as far as the well is concerned.

Dan Stauffer asked if Mr. Lehmann had any additional information on the well. Mr. Lehmann explained the well was drilled and tested for the camp and two draw down tests have been conducted to ensure adequate water supply.

Mr. Stauffer asked what the plan is with respect to sewage disposal. Mr. Lehmann stated they want to connect to the public sewer system owned and operated by the Borough of Bally at which Washington Township has capacity. Mr. Weber felt the NPDES Permit could be submitted based on the stormwater status.

Reserve at Barto – *tabled*

1606 Main Street - *tabled*

SUBDIVISION EXTENSIONS

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

D'Angelo Minor Plan **10/04/23 to 01/02/24**

All ayes

A motion was made by Jennifer Cunningham and seconded by Russ Drabick to recommend granting the following Subdivision Extension:

Reserve at Barto **10/04/23 to 01/02/24**

