

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
NOVEMBER 6, 2025**

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission Meeting to order at 7:00 p.m. on Thursday, November 6, 2025 at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Chairman, Carl Schaeffer, Daniel Stauffer, Michael Ewing, and Mark Bedle. John Weber representing LTL Consultants, Solicitor, Joan London, and Planning Commission Secretary, Lisa Boyer. There were four (4) members of the public in attendance this evening.

Absent: Russell Drabick

Jennifer Cunningham

Frank Gehringer

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.

APPROVAL OF MEETING MINUTES FOR OCTOBER 2, 2025

Due to the lack of a quorum, a motion to approve the minutes as prepared for the October 2, 2025 Planning Commission Meeting was tabled.

SPECIAL REQUEST

None

PUBLIC COMMENT

None

NEW SUBMITTAL

None

SUBDIVISION REVIEW

1606 Main St. Land Development Plan - revised 10/16/25

Richard Mingey was present to request conditional preliminary plan approval for the 1606 Main St. Residential Development revised plan. He presented his revisions for a dog park and walking trail as well as a cost comparison for the open space substitute

improvements. Further evaluation will be done by John Weber, LTL Consultants, LTD. regarding the value of the cost comparison. Other items discussed were water and sewer. Specifically, the need for a “will serve letter” from Bally Borough Municipal Authority for the water. Mr. Mingey expressed his frustration in obtaining the “will serve letter” from Bally Borough Municipal Authority. He feels that Bally Borough is not cooperating with him. A letter dated September 17, 2025 from the law office of Richard T Curley, P.C was presented and discussion took place as to whether or not it is an acceptable “will serve letter” since it includes several conditions to be met prior to providing water. Mr. Mingey requested assistance from Solicitor, Joan London in contacting Mr. Curley’s office regarding this letter. Solicitor, London will contact Attorney Curley and Attorney Adelman to discuss the letter. Mr. Mingey stated he has requested a meeting with SDE Engineering, Inc. to discuss the sewer. No one from SDE, Engineering, Inc. was present this evening to discuss their Sanitary Sewer and Potable Water System review letter dated November 4, 2025. It was suggested that a representative from SDE Engineering, Inc. be present at the next review to discuss their concerns. Joan London suggested a meeting take place with all concerned parties. Council Members reiterated that the obstacle Mr. Mingey has regarding water is with Bally Borough not Washington Township. Mr. Mingey wanted it noted that he requested a motion be made to grant conditional preliminary plan approval or denial of his plan this evening as this has been his seventh (7th) review.

A motion was made by Mark Bedle and seconded by Michael Ewing to table discussion on 1606 Main St.

All ayes

The Dale Road Subdivision

Dan McKenna, Horizon Engineering and Bob Elwell property owner were present to discuss their proposed subdivision plan for two (2) existing properties located on Dale Road into three (3) lots. John Weber, LTL Consultants, LTD presented his review letter dated September 26, 2025. Discussion took place regarding the flag lot design of lot 2 and a proposed shared driveway. No major concerns were expressed. Mr. McKenna hopes to return with a revised plan at the December or January meeting. No action was taken this evening.

SUBDIVISION EXTENSIONS

None

ADDITIONAL ITEMS

None

COMMUNICATIONS

A copy of the Board of Supervisors Meeting Minutes dated 09/25/25 is enclosed.

ANNOUNCEMENTS

The next Board of Supervisors Workshop Meeting is scheduled for Thursday, November 13, 2025 at 7:00 p.m. *(if needed)*

The next Regular Board of Supervisors Meeting is scheduled for Thursday, November 20, 2025 at 7:00 p.m.

NEXT MEETING

The next Planning Commission Meeting is scheduled for Thursday, December 4, 2025 at 7:00 p.m.

ADJOURNMENT

A motion was made by Mark Bedle and seconded by Michael Ewing to adjourn the meeting at 8:30 p.m.

All ayes

Respectfully submitted,

Lisa A Boyer
Planning Commission Secretary