WASHINGTON TOWNSHIP PLANNING COMMISSION MINUTES JULY 2, 2026

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission Meeting to order at 7:02 p.m. on Thursday, July 2, 2026, at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Chairman, Carl Schaeffer, Frank Gehringer, Daniel Stauffer, Mike Ewing, and Russ Drabick. John Weber representing LTL Consultants, Solicitor, Joan London, Matt Peleschak, System Design, and staff member Missy Swanson There were two (2) members of the public in attendance this evening.

Mark Bedle – absent

TAPING OF MEETING

The meeting was recorded as an aid in the preparation of the minutes. It was noted that Missy Swanson was taping the meeting.

APPROVAL OF MEETING MINUTES FOR MEETING ON MAY 7, 2026

A motion was made by Dan Stauffer and seconded by Frank Gehringer to approve the minutes as prepared for the May 7, 2026, Planning Commission meeting.

All ayes

SPECIAL REQUEST

None

NEW SUBMITTAL

Mark Swartley present this evening, stated this is an ancillary building to store items and keep the outside area cleaned up. CWI had to appear before the ZHB due to a prior variance that said there was no additional expansion allowed without going before the ZHB. There will be no additional employees at the facility.

A motion was made by Frank Gehringer and seconded by Dan Stauffer to accept the CWI Holding LLC plan for review.

All ayes

PUBLIC COMMENT

None

SUBDIVISION REVIEW

Dale Road Subdivision – revised plan dated 03/12/26

The applicant did not attend the meeting. They are still working on the Planning Module. No action was taken this evening.

1606 Main Street – Richard Mingey was present this evening seeking conditional final approval for a 48-unit subdivision. Mr. Mingey stated a recent review letter has been received from the Township Engineer and the water and sewer Engineer. A final Planning Module approval has been received from the state, and a will serve letter was received from Bally Borough Municipal Authority. The water system design has been finalized and have requested a water supply capacity agreement from Bally Borough. There are three (3) remaining utility permits that are outstanding. John Weber asked what the status is of #9 on the LTL Review Letter with respect to the sidewalk of the adjoining property. Mr. Mingey indicated the adjoining property with frontage and the owners at 1600 Main Street are reluctant to enter into an agreement to provide an easement for the sidewalk installation. Mr. Mingey also stated the dog park is expanded well in excess of what is required by township code. Cost estimates will be submitted to John Weber for review. John Weber indicated that some of the outstanding issues that have been resolved are the naming of the roads and the mailbox location has been approved by the USPS.

John said the permit would be in the name of the township but typically the applicant completes the permit application. Matt Peleschak indicated that he gave Rich Mingey the MS950. Planning Module approval was just recently received, a Water Quality Management Permit will need to be prepared and submitted, and a PennDOT HOP will also need to be submitted. Matt also said the sewage flow metering manhole will require an easement since he is certain PennDOT will not allow it to be placed in their right-of-way.

It was questioned if there was only one (1) fire hydrant shown on the plan. Matt stated yes that there was only one hydrant shown and Bally Borough Municipal Authority does not have a requirement for the number of hydrants. Matt said the distribution system has completely changed from looping around all the buildings to a single line running down the center and only one hydrant. The Plan was previously reviewed by EBFD Chief Mutter who approved the plan that showed five hydrants. Mr. Mingey said the issue will be resolved.

In summary, the three permits that are required to be submitted to SDE are the utility permit for water, utility permit for sewer and the WQMP and the HOP for the main driveway and emergency access driveway have already been submitted. John Weber stated he is not inclined to approve a plan that shows one water system on a set of pages and a different water system on other pages. John also said the Fire Chief also needs to weigh in on the number of hydrants needed. It was asked why the water system was changed from five hydrants to one hydrant. Matt explained the lots are narrow and there needs to be a 10-foot separation between water and sewer lines the spacing becomes very difficult.

The water metering and utility room were discussed. It was stated that the Plan cannot be recorded until all the corrections are made, fire hydrant approval by EBFD and approval of all outstanding permit applications. John ran through all the outstanding issues on the LTL Review Letter and indicated all the remaining outstanding items have been or will be addressed with conditional approval with the exception of the water and sewer items.

Matt Peleschak reviewed the SDE Review Letter and noted items that still need to be addressed.

Chairman Carl Schaeffer called for a motion for conditional final approval for 1606 Main Street, there being no motion, the plan will not move forward at this time.

Mr. Mingey asked if he will be required to return to the Planning Commission or if he will go before the Board of Supervisors. Joan stated since no action was taken by the Planning Commission he will need to return to Planning for another review. Mr. Mingey stated his extension is going to run out soon and said he doesn't have to give another extension, ten times is enough. Joan said the extension is from June 20th to September 17th and suggested Mr. Mingey have his attorney contact her if he wishes to withdraw the extension. Mr. Mingey was very upset and said the process is ridiculous and take too long to get approval and suggested he should possibly file suite against everyone. Discussion took place with respect to the information needed to draft the necessary agreements to be presented to the Board of Supervisors at their July 23rd meeting for approval. Mr. Mingey will have his attorney reach out to schedule a meeting with Joan, the two engineers and a representative from Bally Borough to ensure everyone is on the same page. Mr. Mingey will submit a new plan for the hydrants and connections and will review with the EBFD to ensure the plan is adequate. Michael Ewing stated the only item that kept him from making a motion for conditional approval was the fact that the plan showed two different water systems.

<u>SUBDIVISION EXTENSIONS</u>

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

Dale Road Subdivision 08/01/26 – 10/29/26

All ayes

A motion was made by Frank Gehringer and seconded by Russ Drabick to recommend granting the following subdivision extension:

Edison Walk 08/16/26 – 12/14/26

All ayes

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

Kate's Place 08/24/26 – 02/20/27

All ayes

ADDITIONAL ITEMS

Romnie Long stated at the May 28th Board of Supervisors meeting the AI Data Center Ordinance was passed. Romnie said revisions to the ordinance will continue as needed. Romnie explained that she had the ordinance reviewed and our ordinance was graded a "B" which is pretty good. Romnie's big concern is enforcement and there needs to be a trigger for enforcement and the decommissioning bond needs to be increased. Romnie asked the Planning Commission to take a look and think about the report and discuss at a future meeting and if there are recommended changes, get them to the Board for consideration and possible action.

COMMUNICATIONS

BOS Workshop Meeting Minutes dated 05/14/26
BOS Meeting Minutes dated 04/23/26 & 05/28/26
EAC Meeting Minutes dated 04/08/26 & 05/13/26

ANNOUNCEMENTS

The next Board of Supervisors Workshop Meeting is scheduled for Thursday, July 9, 2026, at 7:00 p.m. ***(if needed)***

The next Regular Board of Supervisors Meeting is scheduled for Thursday, July 23, 2026, at 7:00 p.m.

The next PRB Meeting is scheduled for Tuesday, July 7, 2026, at 7:00 p.m.

The next EAC Meeting is scheduled for Wednesday, July 8, 2026, at 7:00 p.m.

NEXT MEETING

The next Planning Commission Meeting is scheduled for Thursday, August 6, 2026, at 7:00 p.m.

ADJOURNMENT

A motion was made by Mike Ewing and seconded by Russ Drabick to adjourn the meeting at 8:12 p.m.

All ayes

Respectfully submitted,

Susan J. Brown on behalf of
Lisa Boyer, Planning Commission Secretary