

The January 30, 2020 meeting of the Weisenberg Township Planning Commission was called to order by Chairperson Diane Matthews-Gehringer at 7:00 p.m. at the Township Administration Building. Other members present were: Stephen A. McGlynn, Stephen Schaffer, Michael Levitsky, Allen Cerullo and Daniel Snyder. Administrator Brian Carl and Engineer Stan Wojciechowski were also present.

The minutes of the December 19, 2019 meeting were approved by motion made by Stephen McGlynn, seconded by Michael Levitsky. Motion carried.

Daniel Snyder made a motion to keep the Planning Commission Board as it is for the year 2020, this was seconded by Michael Levitsky.

Diane Matthews-Gehringer – Chairperson

Stephen A. McGlynn – Vice-Chairman

Michael E. Levitsky – Secretary

Motion carried.

Smolinsky – Prel./Final – Minor Subdivision (Lot Line Adjustment) Plan Dated 11/22/19 (3089 Sechler Road)

George White of JHA Companies presented the lot line adjustment for the Smolinsky subdivision. Mr. White supplied the Board with new drawings that address the comments (dated 1/27/2020) that were received from Stan Wojciechowski. The plan is conveying land from Lot 2 to Lot 1. No new lots are being created. Administrator Brian Carl stated that in addition to Stan's comments regarding the discrepancy on lot sizes the plans need to have the property addresses listed.

Steve Schaffer made a motion, seconded by Daniel Snyder to forward the plan to the Board of Supervisors recommending approval of this prel./final lot line adjustment conditional upon the engineer's review letter dated 1/27/2020 along with the administrator's comment to add the addresses of the properties to the plan. Motion carried.

William-Steele – Prel./Final – Minor Subdivision (1 lot – 1 residual) Plan Dated 1/6/2020 (3867 Rhoads Road)

William Witman, P.E. of Witman Engineers & Consultants, LLC presented the minor subdivision which proposes the creation of a new building lot along Rhoads Road. The lots are currently preserved. A letter from the AG Preservation Board was received allowing the resident to subdivide for a single family home. The property was involved in a subdivision in 1989-1990 which created 3 lots on Scherer Road. This plan before us would create a 4th lot from the original tract therefore making it now a Major Subdivision per SALDO. This plan also has a Sewer Planning Module that was submitted to Chris Noll, of Keystone Consulting Engineering. Stan Wojciechowski reviewed his comment letter dated January 29, 2020. Brian Carl reviewed his comment letter dated January 30, 2020. The new address for the created lot will be 3895 Rhoads Road. There will be a rec fee of \$2500. for the new building lot as well. Waiver requests were made for plan size, treating this plan as a minor subdivision and for a utility easement.

Motions made by Stephen Schaffer, seconded by Daniel Snyder recommending the waiver to the Board of Supervisors for the plan scale, allowing the plan to be presented at a smaller scale per our Engineer's comment.

Motion made by Daniel Snyder, seconded by Stephen Schaffer to recommend the Board of Supervisors grant a waiver of the utility easement requirement. Motion carried.

Motion made by Daniel Snyder, seconded by Stephen Schaffer to recommend the Board of Supervisors grant a waiver to consider this submission minor in nature since the original subdivision occurred in 1990. Motion carried.

Motion made by Michael Levitsky, seconded by Allen Cerullo recommending conditional approval of this potential final plan contingent upon the Board of Supervisors granting the waivers and the items being addressed in the Administrator and Engineer's review letters. Motion carried.

Super 8 Motel (Dunkin Donuts) – Land Development Plan Dated 1/15/2020 (2160 Golden Key Road)

Steven Vitez (Sventures, LLC) presented the land development plan which proposes a Dunkin Donuts located in front of the Super 8 Motel. Discussion was held regarding the proposed parking for the Dunkin Donuts. Dunkin Donuts would be hook up that currently serves the Super 8 Motel and sized for a future Arby's. Confirmation must be received by the SEO that the existing on-lot septic system is adequate. Confirmation from PennDOT must be received that the existing driveway is adequate. Brian suggested a pedestrian walkway or easement since this will likely increase of pedestrian traffic. Motion made by Stephen McGlynn seconded by Michael Levitsky to table the plan due to the recommendation of our engineer and township administrator because it is incomplete.

With no further business on the agenda at 8:04 pm., the meeting adjournment was made by Stephen Schaffer, seconded by Allen Cerullo. Motion carried.

Respectfully submitted,

Janet L. Henritz
Recording Secretary