

NORTH EAST TOWNSHIP PLANNING COMMISSION

Monday November 6, 2023 7:00 P.M.

Minutes

Call to Order: Vern Frye called the meeting to order at 7:00. Vern, Char, LeAnn, Matt and Jay were present. Dennis was absent.

Minutes of the October 2, 2023 meeting were presented and reviewed. Char motioned for approval; Matt seconded. Approved.

Old Business:

1. James Bartlett presented his final plan to subdivide his property on Catholic Cemetery Road (parcel 37-020-065.0-007.01). The Board gave preliminary approval of this plan during our June 5, 2023 meeting. Mr. Bartlett explained that Lot 1 would be added to the lot fronting on Catholic Cemetery Road. Septic and gas easements are provided in deed restrictions for Lot 3 and are shown on the plans. Lot 2 is not planned on being developed at this time. Char motioned for approval; LeAnn seconded. Approved.

Final A-1

New Business: None

1. Representatives for Gary Beckman, North Dill Park Road, provided plans showing the subdivision of a currently vacant parcel--37-008-013.0-010.00 into two parcels. Part of this parcel will be conveyed and become integral to parcel 37-008-013.0-009.00, which fronts on Scotland Avenue and is owned by Hanes. The remaining parcel will be conveyed and become integral to parcel 37-008-013.0-011.00, which fronts on East Lake Road and is owned by Porter. The Board had no issues with this request. Char motioned for approval; LeAnn seconded. Approved.

Preliminary/Final R2

Variances: None

Discussion: None

Walk-Ins: John Anderson discussed his continuing project on Cole Road and his considerable discussions with DEP regarding his sewage disposal system for the four proposed lots. DEP requested that the permits be in the names of the owners of each lot. Also, a sewage management plan was requested and an entity created to maintain the sewer pipe. This was originally a five-lot subdivision, but is now four. One lot was dedicated for the disposal system. Each lot must have its own sewage module that connects to a pipe running parallel to Cole Road in an easement, and runs west to the west side of Lot 1. John Delasio did the preliminary plans and new plans are now required. At this time, two owners will each own two lots, but since they may want to build on both lots, a module will be required for each lot. The pipe must go about 130' down the incline to the creek bed (west of Lot 1), per DEP. DEP recommended that Mr.

Anderson create an HOA. We stated that an HOA would be more hassle than needed to maintain a sewer pipe. He will work with Chris Orton to get an agreement in place that will satisfy DEP. Next steps involve establishing an entity to maintain the sewer, designing the four modules and creating plans to be submitted with all the necessary info.

Adjournment: Char motioned for adjournment.

Jay brought up term limits for PC members as follows:

Vern--term ends end of 2026

LeAnn --term ends end of 2026

Matt--term ends end of 2024

Char--term ends end of 2026

Denny--term ends end of 2023.

All terms are four years.

A handwritten signature in blue ink that reads "Charlene M. Kerr". The signature is written in a cursive, flowing style.

Charlene M. Kerr, AICP
Secretary