

**EAST PENN TOWNSHIP
PLANNING COMMISSION
MINUTES
Reorganization & Regular Meeting
January 19, 2022**

The East Penn Township Planning Commission conducted their 2022 reorganization and January 19, 2022 regular meeting at the East Penn Township Community Center. Chairman Kuehner called the meeting to order at 7:00 PM.

Commission Members Present: Gary Kuehner
Robert M. Kleintop
Ted Snyder

Commission Members Absent: None- 2 vacancies

Other Township Officials Present: PC Solicitor Jason Rapa, 2022 Township Engineer Michael Muffley

Visitors Present: No one signed the “sign in” sheet

Press Present: none

Courtesy of the Floor: none

REORGANIZATION:

Appointment of Temporary Chairman: Gary Kuehner made a motion, seconded by Ted Snyder to appoint Robert M. Kleintop as temporary Chairman. AIF. Motion carried.

Appointment of Temporary Secretary: Gary Kuehner made a motion, seconded by Ted Snyder to appoint Victoria Taschler as temporary Secretary. AIF. Motion carried.

NOMINATION/ELECTION OF OFFICERS:

Chairman: Ted Snyder made a motion, seconded by Gary Kuehner to appoint *Robert M. Kleintop as Chairman*. AIF. Motion carried.

Vice-Chairman: Gary Kuehner made a motion, seconded by Robert M. Kleintop to appoint *Ted Snyder as Vice-Chairman*. AIF. Motion carried.

Secretary: Gary Kuehner made a motion, seconded by Ted Snyder to accept the Supervisor’s appointment of *Jillyan A. Sterling as Secretary*. AIF. Motion carried.

Robert M. Kleintop made a motion, seconded by Gary Kuehner to close the reorganization meeting at 7:04 pm. AIF. Motion carried.

REGULAR MEETING: Called to order at 7:04 pm

MINUTES:

Gary Kuehner made a motion, seconded by Ted Snyder to approve the minutes from the March 17, 2021 regular meeting as submitted. AIF. Motion carried.

Courtesy to the Floor (other than Subdivisions): none

Training & Correspondence: distributed as received.

Subdivisions / Land Development:

◆ **Duane A. Schleicher- Preliminary Subdivision:** No action necessary. The Board of Supervisors granted a 24-month extension at their January 3, 2022, reorganization and regular meeting. The new deadline is in effect until February 27, 2024.

UNFINISHED BUSINESS: (none)

NEW BUSINESS:

◆ **Jonathan and Shelby Ammary-** Minor Subdivision (resubmission). The intent is to subdivide one (1) tract into two (2) tracts located primarily in the Rural Zoning District. A portion of the tract (1.3) acres lies South of S.R. 895, which is in the Rural Residential District. Proposed Lot five (5) will retain an existing family dwelling and Lot two (2) will remain unimproved. Proposed Lot 5 will retain the existing on-lot water & sewage disposal system. The Subdivision contains an easement on Lot 2 for the replacement sewage system site system that would serve Lot 5. Hanover Engineering has submitted a review letter dated 1/19/22 for review by the Planning Commission. Carbon County Planning Commission submitted a review letter dated 1/18/22 in which reviewing believes they found minor areas of non-compliance therefore recommending plan approval provided that the comments are addresses before final plan approval and recording.

PC member Robert M. Kleintop questioned why the replacement sewage disposal system was on a separate lot. He was informed that Lot 5 does not have suitable soil for a replacement site. A 4-year fill site is proposed for Lot 5, after the 4 years the site can be retested, and the easement can be removed if it passes. The fill site has not been started to date.

Engineer Muffley went over his HEA review letter as submitted.

Areas to be addressed prior to approval would be in regard to East Penn Townships **Zoning** such as follows:

1. §301/§303.041- Due to the presence of steep slopes, flood plains and potentially areas of high water table, areas of the subdivision meet the criteria of the Environmental Protection District. *see notes A & B of review letter.

Areas to be addressed prior to approval would be in regard to East Penn Townships SALDO such as follows:

2. §2.401.F- No Mylar required. Will need a digital copy of the final plan.
3. §3.206- Will require a completed Sewage Facilities Planning Module or Exemption from the SEO and PA DEP- **the applicants will be submitting a component 1 module.**
4. §3.212/5.102A.8/5.202A.30- Flood boundaries determined by FEMA will need to be labeled on the plan.
5. §3.221- Easement will be required and recorded since the existing access drive for Lot 2 and the access for Lot 5 encroaches across the lands of Stonebook Estates, LLC.
6. §4.200, §4.910- Lot corners and certification shall be provided or financial security for any improvements not installed prior to recording.
7. §5.102.A.5, 202.A.5- Lot closures shall be provided for both Lot 2 & 5.
8. §5.102.A.5.1- Coordinates shall be provided on the plan as stated in Township Ordinance 2017-03.
9. §5.102.A.10- Applicant will need to clarify the area of land between the eastern boundary of Lot and Germans Road ROW line.
10. §5.202.A.6- Location map is at scale of one inch equals 2000 ft. Should be 1000 ft. **The applicant will be submitting a waiver.**
11. §5.202.B.7- Sewage disposal easement and related access will have to be incorporated into the new deed descriptions for both lots after plan approval.
12. §5.202.A.29, §5.202.B- All required signatures and seals will need to on the plan prior to recording.

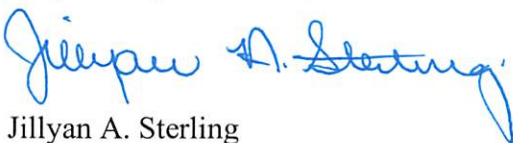
General comments are as follows:

13. The hatching for the Middlebury and steep slopes is the same. The areas need to be differentiated or identified as Environmental Protection Areas. Hatch patterns also should be placed in the back of the drawing order on the entire plan.

Motion made by Gary Kuehner, seconded by Ted Snyder to recommend to the Board of Supervisors conditional approval, upon the satisfaction of all comments being addressed as per the Engineers HEA letter as well as the County Review letter and waiver approval. AIF. Motion Carried.

Adjournment: *Being no further business before the Planning Commission, Gary Kuehner motioned, seconded by Robert M. Kleintop, to adjourn the meeting at 7:27 PM. MOTION CARRIED, Kuehner, Kleintop, Snyder voting yes.*

Respectfully Submitted,



Jillyan A. Sterling
Secretary