

Penn Forest Township

2010 State Route 903

April 28, 2025

PLACE OF MEETING

Penn Forest Township

2010 State Route 903

Jim Thorpe, Pa 18229

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE:

William Miller, Chairman

Chris Rau, Member

Stacy Venetos, Member

Dennis Habig, Member

Jim Denier, Member

Shannon Meckes, Secretary

Rock Stahovic, Rep. of BIA, Twsp. Engineer

ACCEPTANCE OF MINUTES

WM_____ DH_____ CR_____ SV_____ JD_____

OLD BUSINESS

- **Proposed Reverse Subdivision and Land Development for Parcels 51-51-A8.03 & 51-51-A8.04- P-24-9- Mazzella- Received NPDES**

Package and Twsp. PCSM Report. Also received Hanover SEO Review.
We also received an extension request until December 30, 2025.

WAIVER-From section 210-14.E11: Waive submission of Traffic Impact Study.

WM____ **DH**____ **CR**____ **SV**____ **JD**_____

WAIVER-From sections 210-7, 210-8, 210-9, 210-10: Waive separate submissions of Preliminary and Final Plan and accept submission as Preliminary/Final Plan.

WM_____ **DH**_____ **CR**_____ **SV**_____ **JD**_____

WAIVER-From section 210-19.G(3)(a): To not install curbing on the access drives to lots.

WM____ **DH**____ **CR**____ **SV**____ **JD**_____

WAIVER-To not provide three feet of separation from the BMP invert to the seasonal high water table.

EXTENSION REQUEST

WM____ **SV**____ **DH**____ **CR**____ **JD**_____

CONDITIONAL APPROVAL

WM____ **DH**____ **CR**____ **SV**____ **JD**_____

- **Proposed Lot Line Revision 36-51-A8.16- P-24-11-Matti**-Received a response letter from George Fetch dated April 3, 2025. Received a review letter from Rock dated April 8, 2025. We did receive the written

requests for the waivers that were already passed. We also received a revised final lot combination plan. We still did not receive an HOP permit.

WAIVER- From section 210-16.D.3: To not provide PENNDOT Highway Occupancy Permit for existing driveways.

WM____ **DH**____ **SV**____ **CR**____ **JD**____

NEW BUSINESS

- **Proposed Reverse Subdivision and Land Development for Parcels 22A-51-A398 & 22A-51-A399-P-25-6-Three Way Investments Tract-** Received the review from the CCPC, a review from Rock dated March 26, 2025, a response letter to the review, a plan, 2 written waivers, and an additional review from Rock dated April 17, 2025.

WAIVER-From section 210.16.C(31)- Significant natural features, including but not limited to floodplains, ponds and lakes, streams, natural drainage swales, wooded areas and trees greater than eight inches in caliper. Flood plains shall delineate the bounds of the 100 year floodplain, floodway and flood fringe.

WM____ **CR**____ **DH**____ **SV**____ **JD**____

WAIVER-From section §210-16.D(6)- When sewage disposal service for the proposed subdivision is to be by individual on-lot sewage disposal systems, the applicant shall submit two copies of the Municipal Sewage Enforcement Officer's approval of the planning module.

WM____ **CR**____ **DH**____ **SV**____ **JD**____

CONDITIONAL APPROVAL

WM____ **CR**____ **DH**____ **SV**____ **JD**____

- **Proposed Reverse Subdivision and Land Development for Parcels 49A-51-E449, 49A-51-E450, & 49A-51-E483-P-25-7-BOUCHER/DESCANO-** Received plans, authorization, deeds, data reports, closure report, legal description, one written waiver request, and a review letter from Rock dated April 24, 2025.

WAIVER- From section §210.16.C(31)- Location of trees over eight (8) inches in diameter-seeking relief because no trees will be impacted as part of this subdivision plan.

WM____ **CR**____ **DH**____ **SV**____ **JD**____

CONDITIONAL APPROVAL

WM____ **CR**____ **DH**____ **SV**____ **JD**____

- **Proposed Land Development for Parcel 51-51-A3.12- P-25-8-GULLONE-** Received proposed plans, owner authorization, deed, PennDOT application, letter of intent, environmental resources site design, letter, CCPC review, waiver requests, and review from Rock.

WAIVER- From sections 210-8 and 210-10 to accept and review the subdivision plan entitled Gullone Plaza as a preliminary/final plan as outlined in the Penn Forest SALDO.

WM____ **DH**____ **SV**____ **CR**____ **JD**____

WAIVER- From section 210-14.F(11) requiring a traffic impact study. PennDOT does not require a traffic impact study, and therefore, we request that the township also not require a study.

WM____ **SV**____ **CR**____ **DH**____ **JD**____

CONDITIONAL APPROVAL

WM____ **SV**____ **DH**____ **CR**____ **JD**____

MEETING ADJOURNED

WM____ **DH**____ **CR**____ **SV**____ **JD**____