

**REORGANIZATION MEETING MINUTES  
JANUARY 19, 2012**

The annual reorganization meeting of the Eldred Township Planning Commission was held on January 19, 2012 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Philip Marano, Charles Phillips, Richard Furler and Archie Craig, members; Daniel Lyons, solicitor; Gretchen Gannon Pettit, recording secretary.

**In absentia:** Kimberly Michael, member; Chad Peters, engineer.

**Meeting Called To Order**

Helen Mackes called the meeting to order at 7:30 p.m.

**Appointments**

**Temporary Chairman:** Motion for Charles Phillips by Philip Marano, second by Richard Furler. The motion was unanimously approved.

**Chairman:** Motion for Helen Mackes by Philip Marano, second by Mark Green. The motion was unanimously approved.

**Vice-Chairman:** Motion for Philip Marano by Charles Phillips, second by Helen Mackes. The motion was unanimously approved.

**Secretary:** Motion for Charles Phillips by Philip Marano, second by Richard Furler. The motion was unanimously approved.

**Meeting Dates and Times**

Motion for the meeting to be held on the third Thursday of the month at 7:30 p.m. at the Eldred Township Municipal Building by Helen Mackes, second by Mark Green. The motion was unanimously approved.

**Adjournment**

Helen Mackes made a motion to adjourn the meeting, Mark Green made a second to the motion, and the motion was unanimously approved at 7:36.

Respectfully Submitted,

Gretchen Gannon Pettit  
Recording Secretary

CC: Eldred Township Board of Supervisors; Monroe County Planning Commission; Solicitor Daniel Lyons; Solicitor Michael Kasprzyk; Engineer Chad Peters; Engineer Brien Kocher; SEO Jacob Schray; Zoning Officer Ellerslie Helm.

**PLANNING COMMISSION MINUTES  
JANUARY 19, 2012**

The monthly meeting of the Eldred Township Planning Commission was held on January 19, 2012 at 7:36 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Philip Marano, Charles Phillips, Richard Furler and Archie Craig, members; Daniel Lyons, solicitor; Gretchen Gannon Pettit, recording secretary.

**In absentia:** Kimberly Michael, member; Chad Peters, engineer.

**Meeting Called To Order** Chairperson Helen Mackes called the meeting to order at 7:36 p.m.

**Approval of December 15, 2011 Minutes** Philip Marano made a motion to approve the December 15, 2010 minutes, with the correction of adding him as being present at the December meeting; Charles Phillips made a second to the motion, but with discussion about “dimensional variance”. After some discussion, Charles Phillips made a motion to approve the December 15, 2011 minutes with changes, seconded by Philip Marano, and a unanimous vote to approve.

**Public Comments** There were no public comments.

**New Business**

Charles Phillips made a motion to recommend a policy change to amend the Zoning Ordinance. Any special exceptions, conditional uses, and variances applications should first be sent to the Planning Commission, before being forwarded to the appropriate voting board, for PC member comments and transparency of government. Dan Lyons commented that some townships already have that policy but there is a 60 day time constraint to be considered. Phil Marano seconded the motion and the motion carried with a unanimous vote.

**Old Business**

**Vernon Frable Minor Subdivision, Molasses Valley Road**

Vernon Frable, Owner; Surveyor: George Fetch Jr., PLS; Expiration Date: March 1, 2012.  
8/6/07: Plan submitted; 8/16/07: Accepted for review; Twp. Fees paid: \$400

Philip Marano made a recommendation to reject the plan based on the previous recommendations from engineering solicitor, Chad Peters, unless an extension is filed before the next Supervisor’s meeting in February. Richard Furler seconded the motion and it was unanimously approved.

**Subdivision of Lands of Gower Estates, LLC., East of PA SR 3001 & South of Buckwha Creek**

Ricky L. Gower, Owner; Surveyor: Robert G. Beers; Expiration Date: May 4, 2012

9/29/08: Plan Submitted; 10/16/08: Accepted for Review; Twp. Fees paid: \$400.

No one was present for this plan. Charles Phillips made a motion to table the plan, Archie Craig made a second to the motion, and the motion was approved.

**Subdivision of Lands of Herman Borger Estate, Church Road & Bollinger Road**

Lamar Borger, Executor; Surveyor: Robert G. Beers; Expiration Date May 4, 2012.

9/29/08: Plan submitted: 10/16/08: Accepted for Review; Twp. Fees paid: \$400

No one was present to represent the plan. On a motion from Helen Mackes and a second from Mark Green, and a unanimous vote, the plan was tabled.

**Other** There was no other business.

**Public Comments** There were no public comments.

**Adjournment** Philip Marano made a motion to adjourn the meeting, Mark Green made a second to the motion, and the motion was approved at 7:55 pm.

Respectfully Submitted,

Gretchen Gannon Pettit

Recording Secretary

CC: Eldred Township Board of Supervisors; Monroe County Planning Commission; Solicitor Daniel Lyons; Solicitor Michael Kasprzyk; Engineer Chad Peters; Engineer Brien Kocher; SEO Jacob Schray; Zoning Officer Ellerslie Helm.

**PLANNING COMMISSION MINUTES**  
**FEBRUARY 16, 2012**

The monthly meeting of the Eldred Township Planning Commission was canceled on February 16, 2012, due to lack of quorum.

**In Attendance:** Helen Mackes, Richard Furler and Archie Craig, members.

**In absentia:** Kimberly Michael, Philip Marano, Charles Phillips, Mark Green, members; Chad Peters, engineer and Dan Lyons, solicitor; and Gretchen Gannon Pettit, secretary.

**PLANNING COMMISSION MINUTES  
MARCH 15, 2012**

The monthly meeting of the Eldred Township Planning Commission was held on March 15, 2012 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Charles Phillips, Richard Furler, Mark Green and Archie Craig, members; Daniel Lyons, solicitor; Chad Peters, engineer; Gretchen Gannon Pettit, recording secretary.

**In absentia:** Kimberly Michael and Philip Marano members.

**Meeting Called To Order** Chairperson Helen Mackes called the meeting to order at 7:30 p.m.

**Approval of January 19, 2012 Reorganization Minutes** Archie Craig made a motion to accept the January 19, 2012 reorganization minutes and Richard Furler seconded. With a unanimous vote, the minutes were approved.

**Approval of January 19, 2012 Minutes** Charles Phillips made a motion to accept the January 19, 2012 minutes and Archie Craig seconded. With a unanimous vote, the minutes were approved.

**Public Comments** There were no public comments.

**New Business**

Carson Helfrich CJER definitions. Mr. Carson Helfrich was present to give some background information on his management company and the CJER multi-municipality ordinance that was adopted in 2008. This inter-municipal agreement provides for shared zoning usage. To allow each municipality to share zones, they would not be required to provide a zone for each use in their own municipality, as seen most optimal for their communities. The contract is renegotiated every (3) three years. As such, definitions must be the same in each participating municipality; Chestnuthill, Jackson, Eldred, and Ross. The planners and solicitors are asked to review the definitions and report back their comments, concerns to the next meeting to expedite the CJER Contract. Mr. Helfrich also mentioned that if there is no defined use, the matter goes to the Zoning Hearing Board for decisions. Also stated, the Oil and Gas Act, passed by the State, allows for drilling and/or production in each municipality. Christine Meinhart stated that Monroe County is covering 75% of Carson Helfrich's fees that are incurred for producing the ordinance, to encourage inter-municipal agreements. She also mentioned extra funds for the flood plain ordinance and the possibility of incorporating it into the CJER agreement.

## **Old Business**

### **Vernon Frable Minor Subdivision, Molasses Valley Road**

Vernon Frable, Owner; Surveyor: George Fetch Jr., PLS; Expiration Date: June 1, 2012.

8/6/07: Plan submitted; 8/16/07: Accepted for review; Twp. Fees paid: \$400

No one was present to represent this plan. Mark Green made a motion to table the plan, seconded by Richard Furler. With a unanimous vote, the motion was approved.

### **Subdivision of Lands of Gower Estates, LLC., East of PA SR 3001 & South of Buckwha Creek**

Ricky L. Gower, Owner; Surveyor: Robert G. Beers; Expiration Date: May 4, 2012

9/29/08: Plan Submitted; 10/16/08: Accepted for Review; Twp. Fees paid: \$400.

No one was present for this plan. Archie Craig made a motion to table the plan, Charles Phillips made a second to the motion, and the motion was approved.

### **Subdivision of Lands of Herman Borger Estate, Church Road & Bollinger Road**

Lamar Borger, Executor; Surveyor: Robert G. Beers; Expiration Date May 4, 2012.

9/29/08: Plan submitted: 10/16/08: Accepted for Review; Twp. Fees paid: \$400

No one was present to represent the plan. On a motion from Charles Phillips and a second from Archie Craig, and a unanimous vote, the plan was tabled.

**Other** There was no other business.

**Public Comments** There were no public comments.

**Adjournment** Mark Green made a motion to adjourn the meeting, Richard Furler made a second to the motion, and the motion was approved at 8:25 pm.

Respectfully Submitted,

Gretchen Gannon Pettit

Recording Secretary

CC: Eldred Township Board of Supervisors; Monroe County Planning Commission; Solicitor Daniel Lyons; Solicitor Michael Kasprzyk; Engineer Chad Peters; Engineer Brien Kocher; SEO Jacob Schray; Zoning Officer Ellerslie Helm.

**PLANNING COMMISSION MINUTES  
APRIL 19, 2012**

The monthly meeting of the Eldred Township Planning Commission was held on April 19, 2012 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Charles Phillips, Mark Green and Archie Craig, members; Daniel Lyons, solicitor; Chad Peters, engineer; Gretchen Gannon Pettit, recording secretary.

**In absentia:** Kimberly Michael, Richard Furler, and Philip Marano, members.

**Meeting Called To Order** Chairperson Helen Mackes called the meeting to order at 7:30 p.m.

**Approval of March 15, 2012 Minutes** Archie Craig made a motion to accept the March 15, 2012 and Charles Phillips seconded. With a unanimous vote, the minutes were approved.

**Public Comments** There were no public comments.

**Old Business**

**Vernon Frable Minor Subdivision, Molasses Valley Road**

Vernon Frable, Owner; Surveyor: George Fetch Jr., PLS; Expiration Date: June 1, 2012.

8/6/07: Plan submitted; 8/16/07: Accepted for review; Twp. Fees paid: \$400

No one was present to represent this plan. Mark Green made a motion to table the plan, seconded by Archie Craig. With a unanimous vote, the motion was approved.

**Subdivision of Lands of Gower Estates, LLC., East of PA SR 3001 & South of Buckwha Creek**

Ricky L. Gower, Owner; Surveyor: Robert G. Beers; Expiration Date: May 4, 2012

9/29/08: Plan Submitted; 10/16/08: Accepted for Review; Twp. Fees paid: \$400.

No one was present for this plan. Chairperson Helen Mackes recognized and accepted the 180 day extension that had been submitted, expiring October 18<sup>th</sup>, 2012. Mark Green made a motion to table the plan, Charles Phillips made a second to the motion, and the motion was approved.

**Subdivision of Lands of Herman Borger Estate, Church Road & Bollinger Road**

Lamar Borger, Executor; Surveyor: Robert G. Beers; Expiration Date May 4, 2012.

9/29/08: Plan submitted: 10/16/08: Accepted for Review; Twp. Fees paid: \$400

No one was present for this plan. Chairperson Helen Mackes recognized and accepted the 180 day extension that had been submitted, expiring October 18<sup>th</sup>, 2012. Archie Craig made a motion to table the plan, Charles Phillips made a second to the motion, and the motion was approved.

## **New Business**

### **Ernest III and Diana A. Laudenslager Minor Subdivision**

Ernest III and Diana A Laudenslager, Owner; Surveyor: Lehigh Engineering Assc., Inc.

4/9/2012: Plan submitted; 4/19/2012: Accepted for review; Twp Fees Paid: \$400

Brian Gasda, from Lehigh Engineering, was present to represent the plan. He said it was simply moving some lot lines. Dan Lyons questioned the reason for the odd shape and if the Lehigh Portland property belonged to The Clean and Green Act. Mr. Gasda was uncertain and was going to confer with them. On a motion from Charles Phillips and a second from Archie Craig, it was voted to accept the plan for review and its 90 day review period starts 4/19/2012.

### **CJER definitions**

Charles Phillips stated that after review of the CJER definitions, he felt the word percolate should be changed to infiltrate, on page 25. He cited many publications and felt that infiltrate was more correct. Chad Peters stated that the word percolate was used often in that context and was the norm. Dan Lyons had a comment about the definition for “family”. He felt that Carson Helfrich Planning and Management, LLC, was trying to encompass too many “family” situations and the more included, the more there is for attack. A more general definition would leave more discretion to the court.

**Other** There was no other business.

**Public Comments** There were no public comments.

**Adjournment** Mark Green made a motion to adjourn, followed by a second by Charles Phillips. All in favor, meeting adjourned at 8:11.

Respectfully Submitted,

Gretchen Gannon Pettit

Recording Secretary

CC: Eldred Township Board of Supervisors; Monroe County Planning Commission; Solicitor Daniel Lyons; Solicitor Michael Kaspszyk; Engineer Chad Peters; Engineer Brien Kocher; SEO Jacob Schray; Zoning Officer Ellerslie Helm.



**PLANNING COMMISSION MINUTES  
MAY 17, 2012**

The monthly meeting of the Eldred Township Planning Commission was held on May 17, 2012 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Charles Phillips, Mark Green, Archie Craig, Bruce George, Richard Furler, Philip Marano, members; Daniel Lyons, solicitor; Chad Peters, engineer; Gretchen Gannon Pettit, recording secretary.

**Meeting Called To Order** Chairperson Helen Mackes called the meeting to order at 7:30 p.m.

**Approval of April 19, 2012 Minutes** Archie Craig made a motion to accept the April 19, 2012 and Mark Green seconded. With a unanimous vote, the minutes were approved.

**Public Comments** Mr. Zilmer asked if the Mock Park was on the agenda. Helen Mackes replied it is not on the agenda and Dan Lyons said the Land Development was not submitted yet.

**New Business**

**Historic Post Office Subdivision**

Eldred Twp, Owner; Surveyor: Hanover Engineering Associates

5/7/2012: Plan submitted; 5/17/2012: Accepted for Review; Twp. Fees Paid: \$400

Helen Mackes recognized the plan and Philip Marano made a motion to accept the plan for review and Charles Phillips seconded.

**Ernest III and Diana A. Laudenslage Minor Subdivision**

Ernest III and Diana A Laudenslager, Owner; Surveyor: Lehigh Engineering Assc., Inc.

4/9/2012: Plan submitted; 4/19/2012: Accepted for review; Twp Fees Paid: \$400

Brian Gasda, from Lehigh Engineering, was present to represent the plan. Mr. Gasda submitted a waiver request for SALDO Section 404.2.J (easements and right-of-ways), 404.2.R (depict wooded areas and trees line), 404.2.V (existing contours), Section 601.F.5 (slope delineation), and 608.2.B.3.c (monuments along the ultimate right-of-way). After some discussion, Phil Marano made a motion to recommend permitting the waivers, beyond a 250 foot perimeter of the new property lines. Charles Phillips seconded. The waiving of monuments is historically not permitted. There was a unanimous vote to make that recommendation to the Supervisors. There was a public comment from Rick Gower regarding use of an access road, at which time Dan Lyons replied that the subdivision would not affect his legal rights to usage of the road. On a motion from Mark Green and a second from Philip Marano, and a unanimous vote, the plan was tabled.

## **Old Business**

### **Vernon Frable Minor Subdivision, Molasses Valley Road**

Vernon Frable, Owner; Surveyor: George Fetch Jr., PLS; Expiration Date: June 1, 2012.

8/6/07: Plan submitted; 8/16/07: Accepted for review; Twp. Fees paid: \$400

No one was present to represent this plan. Helen Mackes made a motion to reject the plan, per Hanover's March 15, 2011 comment letter, unless an extension is submitted prior to the next Supervisor's meeting. Archie Craig seconded and it was a unanimous vote.

### **Subdivision of Lands of Gower Estates, LLC., East of PA SR 3001 & South of Buckwha Creek**

Ricky L. Gower, Owner; Surveyor: Robert G. Beers; Expiration Date: May 4, 2012

9/29/08: Plan Submitted; 10/16/08: Accepted for Review; Twp. Fees paid: \$400.

No representation for the plan, Philip Marano made a motion to table the plan, seconded by Richard Furler and a unanimous vote.

### **Subdivision of Lands of Herman Borger Estate, Church Road & Bollinger Road**

Lamar Borger, Executor; Surveyor: Robert G. Beers; Expiration Date May 4, 2012.

9/29/08: Plan submitted: 10/16/08: Accepted for Review; Twp. Fees paid: \$400

No one was present for this plan. Archie Craig made a motion to table the plan, seconded by Charles Phillips and a unanimous vote.

**Other** Helen Mackes stated that the Post Office plan was missing the location of a stream and well on the plan. Chad Peters said the corrections would be made and Russ Kresge was going to do the review.

**Public Comments** Mr. Zilmer stated he was there to discuss the Mock Park. Dan Lyons offered that he had told Mr. Zilmer's attorney earlier in the day that it was not on the agenda. Mr. Zilmer came to the meeting just to make sure that it wasn't added to a newer version of the agenda and half of the audience was there to discuss the many problems with the plan. Mr. Lyons again told him that a plan had not been submitted yet and they are only discussed when put on the agenda. Helen Mackes announced Bruce George as a new Planning Commission Board Member. Holly Gower asked about a subdivision with her brother. Dan Lyons alerted her to a possible non-conforming lot size. Chad Peters advised her to hire a surveyor and fill out the proper application and fees.

**Adjournment** Mark Green made a motion to adjourn, followed by a second by Charles Phillips. All in favor, meeting adjourned at 8:11.

Respectfully Submitted,

Gretchen Gannon Pettit

Recording Secretary

CC: Eldred Township Board of Supervisors; Monroe County Planning Commission; Solicitor Daniel Lyons; Solicitor Michael Kaspszyk; Engineer Chad Peters; Engineer Brien Kocher; SEO Jacob Schray; Zoning Officer Ellerslie Helm.

## **PLANNING COMMISSION MINUTES**

**JUNE 21, 2012**

The monthly meeting of the Eldred Township Planning Commission was held on June 21, 2012 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Charles Phillips, Archie Craig, Bruce George, Richard Furler, Philip Marano, members; Daniel Lyons, solicitor; Chad Peters, engineer; Gretchen Gannon Pettit, recording secretary.

**In Absentia:** Mark Green, member.

**Meeting Called To Order** Chairperson Helen Mackes called the meeting to order at 7:35 p.m.

**Approval of May 17, 2012 Minutes** Philip Marano made a motion to accept the May 17, 2012 and Archie Craig seconded. With a unanimous vote, the minutes were approved.

**Public Comments** Mr. Zilmer inquired about the intent of the Sketch Plan of the Mock Park; accepted for review or recommended for approval. Dan Lyons informed him that a sketch plan was used for comments only and it was not accepted for review, nor any recommendations would be made to the Supervisors. The sketch plan was for comments only. Mr. Zilmer asked about a copy of the plan which Mr. Lyons informed him that yes, the plan was public record and could be obtained through the office.

### **New Business**

#### **Walter W. Mock Park Sketch Plan**

Eldred Township, Owner; Surveyor: Hanover Engineering Assc.

6/11/2012: Plan submitted; For comments only

Hanover prepared plan for township, will be reviewed by alternate, Russ Kresge. Randy Wright, from Hanover Engineering, explained storm water management. 1<sup>st</sup> phase; upper parking lot, Tot Lot, and landscape buffer. Land development plan will contain plant list, elevation and storm water management details. Parking area to be circular in flow. Waivers for resource and conservation analysis and monuments, to focus on projected area to be developed, not the complete 47 acres. The 55 mph speed limit is also a concern. Each property use is to be volume determined; park considered low volume. Zoning Hearing Board conditions and emergency vehicle access was also discussed. There was much public discussion concerning protection from the park users.

#### **Historic Post Office Subdivision**

Eldred Twp, Owner; Surveyor: Hanover Engineering Associates

5/7/2012: Plan submitted; 5/17/2012: Accepted for Review; Twp. Fees Paid: \$400 Exp. 8/16/2012

Basically a land transfer, no construction being proposed. Lot Improvement Subdivision.

Additional effort needed to provide all land contours that does not affect plan, as reviewed by Russ Kresge. Plan will be cleaned up and resubmitted next month. A motion to table the plan by Philip Marano, seconded by Richard Furler and a unanimous vote.

### **Ernest III and Diana A. Laudenslager Minor Subdivision**

Ernest III and Diana A Laudenslager, Owner; Surveyor: Lehigh Engineering Assc., Inc.  
4/9/2012: Plan submitted; 4/19/2012: Accepted for review; Twp Fees Paid: \$400 Exp. Date; July 19, 2012  
Philip Marano made a motion to reject the plan based upon Hanover Engineers comments, May 12, 2012, unless an extension is submitted prior to the next Supervisor's meeting. Seconded by Charles Phillips, and a unanimous vote from the board.

### **Vernon Frable Minor Subdivision, Molasses Valley Road**

Vernon Frable, Owner; Surveyor: George Fetch Jr., PLS; Expiration Date: Aug 30, 2012.  
8/6/07: Plan submitted; 8/16/07: Accepted for review; Twp. Fees paid: \$400  
Rhonda Gillen and Vernon Frable were present to give letter from Army Corp of Engineers to state that there were no wetlands located on the property. Plan presented to Polk Township but not to scale. Nancy May was present to represent Polk Township. Minor changes needed to fix plan but engineer has not submitted new plan that meets requirements. A motion to table the plan by Richard Furler, seconded by Bruce George and voted upon unanimously.

### **Subdivision of Lands of Gower Estates, LLC., East of PA SR 3001 & South of Buckwha Creek**

Ricky L. Gower, Owner; Surveyor: Robert G. Beers; Expiration Date: October 18, 2012  
9/29/08: Plan Submitted; 10/16/08: Accepted for Review; Twp. Fees paid: \$400.  
No representation for the plan, Archie Craig made a motion to table the plan, seconded by Philip Marano and a unanimous vote.

### **Subdivision of Lands of Herman Borger Estate, Church Road & Bollinger Road**

Lamar Borger, Executor; Surveyor: Robert G. Beers; Expiration Date October 18, 2012.  
9/29/08: Plan submitted: 10/16/08: Accepted for Review; Twp. Fees paid: \$400  
No one was present for this plan. Philip Marano made a motion to table the plan, seconded by Charles Phillips and a unanimous vote.

**Other** There was nothing.

**Public Comments** Mr. Byrne asked again about the Zoning Hearing Board special exception decisions for Mock Park and sketch plan. Mr. Zilmer said a need was not identified for the park. There are privacy, environmental, and safety issues. Mr. Lyons said that this was not an eminent domain, a purchase. Marianne Nichols stated concern over the "old mill" condition and how is it addressed. Mr. Lyons suggested for her to review Ordinance to declare it a danger to residents. Expensive process. Not easy. Review with the Supervisors. Helen Mackes said it was not a danger and some have tried to contact the owners without success. The Monroe County Tax Claim could be contacted for more information.

**Adjournment** Motion to adjourn by Archie Craig, seconded by Richard Furler, and a unanimous vote, at 8:57 pm.

**PLANNING COMMISSION MINUTES  
JULY 19, 2012**

The monthly meeting of the Eldred Township Planning Commission was held on July 19, 2012 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Charles Phillips, Archie Craig, Richard Furler, Philip Marano, Mark Green, members; Christopher Brown, solicitor; Chad Peters, engineer; Gretchen Gannon Pettit, recording secretary.

**In Absentia:** Bruce George, member.

**Meeting Called To Order** Chairperson Helen Mackes called the meeting to order at 7:30 p.m.

**Approval of June 21, 2012 Minutes** Philip Marano made a motion to accept the June 21, 2012 minutes and Charles Phillips seconded. With a unanimous vote, the minutes were approved.

**Public Comments** There were no public comments.

**New Business** There was no new business.

**Old Business**

**Historic Post Office Subdivision**

Eldred Twp, Owner; Surveyor: Hanover Engineering Associates

5/7/2012: Plan submitted; 5/17/2012: Accepted for Review; Twp. Fees Paid: \$400 Exp. 8/16/2012

Comments regarding locating the existing well, stream, and flood zone have been addressed.

The name Rhodell-Frable will be corrected. The existing well will be retained with the Post Office and the easement property will be the responsibility of the lot owner, Kay Frable. Motion to approve by Phillip Marano, seconded by Mark Green, and unanimously approved.

**Ernest III and Diana A. Laudenslager Minor Subdivision**

Ernest III and Diana A Laudenslager, Owner; Surveyor: Lehigh Engineering Assc., Inc.

4/9/2012: Plan submitted; 4/19/2012: Accepted for review; Twp Fees Paid: \$400 Exp. Date; July 19, 2012

Brian Gasda representing. "Lot line adjustment".

#1 addressed

#2 closure calculation not run yet. Submission too late. Must be verified by engineer.

#3 Partial waiver request granted for 250 foot perimeter . Easements and right of ways have not been addressed or researched 100% yet. Concerned with existing roadways.

#4 Plan cut of corner of plan. Western most corner now addressed.

#5 addressed on recently submitted plan, not an official submission, yet.

#6 & #7 Natural features, woods and contours, within 250 foot, addressed

#8 will provide at final approval  
#9 addressed  
#10 latest version has correct right of way for Chestnut Ridge Road monumentation  
Zoning  
#1 addressed 10 foot right of way to existing driveway in Lot 2.  
#2 lot area calculation addressed.

Helen concerned with Sec. 404.2 200 page document not reviewed completely. 600 acres included in the document. Mr. Gasda doesn't feel it is a great consequence to lot line. A neighbor will not be affected by lot line adjustment. Title search should not hold up process. Accept as condition of approval, a right of way. Mr. Marano concerned with late submissions. Mr. Gasda would like the recommendation from the rest of the board. Mr. Marano said the plan had to be correct before going to the Supervisors. Sometimes the plan is not revised over the month. Mr. Gasda, said "100%" correct plan. Helen Mackes seconds Mr. Marano's comments, there should be no "conditional approval" and the Title Search should also be completed. Motion to table by Philip Marano, seconded by Richard Furler, and a unanimous vote.

#### **Vernon Frable Minor Subdivision, Molasses Valley Road**

Vernon Frable, Owner; Surveyor: George Fetch Jr., PLS; Expiration Date: Aug 30, 2012.

8/6/07: Plan submitted; 8/16/07: Accepted for review; Twp. Fees paid: \$400

No one present to represent the plan. Motion to table by Mark Green, seconded by Charles Phillips, and a unanimous vote.

#### **Subdivision of Lands of Gower Estates, LLC., East of PA SR 3001 & South of Buckwha Creek**

Ricky L. Gower, Owner; Surveyor: Robert G. Beers; Expiration Date: October 18, 2012

9/29/08: Plan Submitted; 10/16/08: Accepted for Review; Twp. Fees paid: \$400.

Bobby Beers present. Commented about a driveway being worked on and an accident that held up the procedure. A motion to table by Phillip Marano and seconded by Mark Green and unanimously voted upon.

#### **Subdivision of Lands of Herman Borger Estate, Church Road & Bollinger Road**

Lamar Borger, Executor; Surveyor: Robert G. Beers; Expiration Date October 18, 2012.

9/29/08: Plan submitted: 10/16/08: Accepted for Review; Twp. Fees paid: \$400

Bobby Beers present to represent plan. Split farm up into three (3) parcels. Net acreage had steep slope deduction that would have caused a \$15-20,000 rollback in Clean and Green taxation. Mr. Beers has a "real problem" with the ultimate right-of-way. "Condemning people from using their property without compensation". If a right of way is not used for 21 years, the land is vacated back to the original adjoiners land owners. Much road frontage, with calculation to ultimate right of way, creates loss of separate 2-acre lot. Zoning;.Lot calculation not correct. General; #1 Add a note about maximum lot coverage. #2 No proposal of use at this time for Lot #2. #3 will be addressed. A motion to table by Phillip Marano, seconded by Mark Green, and a unanimous vote.

**Other** There was nothing.

**Public Comments** There were none.

**Adjournment** Motion to adjourn by Mark Green, seconded by Charles Phillips and a unanimous vote, at 8:26 pm.

Respectfully Submitted,

Gretchen Gannon Pettit

Recording Secretary

CC: Eldred Township Board of Supervisors; Monroe County Planning Commission; Solicitor Daniel Lyons; Solicitor Michael Kaspszyk; Engineer Chad Peters; Engineer Brien Kocher; SEO Jacob Schray; Zoning Officer Ellerslie Helm.

**PLANNING COMMISSION MINUTES  
AUGUST 16, 2012**

The monthly meeting of the Eldred Township Planning Commission was held on August 16, 2012 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Charles Phillips, Archie Craig, Richard Furler, Philip Marano, Bruce George, members; Dan Lyons, solicitor; Chad Peters, engineer; Gretchen Gannon Pettit, recording secretary.

**In Absentia:** Mark Green, member.

**Meeting Called To Order** Chairperson Helen Mackes called the meeting to order at 7:34 p.m.

**Approval of July 19, 2012 Minutes** Philip Marano made a motion to accept the July 19, 2012 minutes and Charles Phillips seconded. With a unanimous vote, the minutes were approved.

**Public Comments** There were no public comments.

**New Business** There was no new business.

**Old Business**

**Historic Post Office Subdivision**

Eldred Twp, Owner; Surveyor: Hanover Engineering Associates

5/7/2012: Plan submitted; 5/17/2012: Accepted for Review; Twp. Fees Paid: \$400 Exp. 8/16/2012

Engineer Kerry T. Hahn was present to represent Hanover Engineer. Plan was already recommended for approval but waiver request for 3 iron pins, to be placed in lieu of concrete monuments to indicate property lines and street right-of-ways, was missed. Charles Phillips made a motion to recommend approval of the waiver, seconded by Philip Marano, and approved by all.

**Ernest III and Diana A. Laudenslager Minor Subdivision**

Ernest III and Diana A Laudenslager, Owner; Surveyor: Lehigh Engineering Assc., Inc.

4/9/2012: Plan submitted; 4/19/2012: Accepted for review; Twp Fees Paid: \$400 Exp. Date; July 19, 2012

No one was present to represent this plan. A title search was to be submitted but submission was not a title search. Owner's title policy would also list easements. All other items have been cleared. Item #3 is still outstanding. Phillip Marano made a motion to recommend rejection of the plan unless an extension is provided before the next Supervisor's meeting. Archie Craig seconded. There was a unanimous vote and the motion carried.



**Vernon Frable Minor Subdivision, Molasses Valley Road**

Vernon Frable, Owner; Surveyor: George Fetch Jr., PLS; Expiration Date: Aug 30, 2012.

8/6/07: Plan submitted; 8/16/07: Accepted for review; Twp. Fees paid: \$400

Rhonda Gillen was present. Case law that there is an automatic 90-day extension when a new plan is provided. Plan submitted Friday, August 10. Too late for official submission. An extension will be filed. Phillip Marano made a motion to table, seconded by Richard Furler, and a unanimous vote from the board.

**Subdivision of Lands of Gower Estates, LLC., East of PA SR 3001 & South of Buckwha Creek**

Ricky L. Gower, Owner; Surveyor: Robert G. Beers; Expiration Date: October 18, 2012

9/29/08: Plan Submitted; 10/16/08: Accepted for Review; Twp. Fees paid: \$400.

No one present to represent plan. A motion to table the plan by Archie Craig, seconded by Bruce George, and a unanimous vote from the board.

**Subdivision of Lands of Herman Borger Estate, Church Road & Bollinger Road**

Lamar Borger, Executor; Surveyor: Robert G. Beers; Expiration Date October 18, 2012.

9/29/08: Plan submitted: 10/16/08: Accepted for Review; Twp. Fees paid: \$400

No one present to represent the plan. A motion to table the plan by Charles Phillips, a second from Richard Furler, and a unanimous vote from the board.

**Other** There was nothing.

**Public Comments** There were none.

**Adjournment** Motion to adjourn by Phillip Marano, seconded by Bruce George and a unanimous vote, at 7:55 pm.

Respectfully Submitted,

Gretchen Gannon Pettit

Recording Secretary

CC: Eldred Township Board of Supervisors; Monroe County Planning Commission; Solicitor Daniel Lyons; Solicitor Michael Kaspszyk; Engineer Chad Peters; Engineer Brien Kocher; SEO Jacob Schray; Zoning Officer Ellerslie Helm.

**PLANNING COMMISSION MINUTES  
SEPTEMBER 20, 2012**

The monthly meeting of the Eldred Township Planning Commission was held on September 20, 2012 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Charles Phillips, Archie Craig, Philip Marano, Mark Green, members; Dan Lyons, solicitor; Chad Peters, engineer; Gretchen Gannon Pettit, recording secretary.

**In Absentia:** Bruce George and Richard Furler, members

**Meeting Called To Order** Chairperson Helen Mackes called the meeting to order at 7:30 p.m.

**Approval of August 16, 2012 Minutes** Philip Marano made a motion to accept the August 16, 2012 minutes and Archie Craig seconded. With a unanimous vote, the minutes were approved.

**Public Comments** There were no public comments.

**New Business** There was no new business.

**Old Business**

**Ernest III and Diana A. Laudenslager Minor Subdivision**

Ernest III and Diana A Laudenslager, Owner; Surveyor: Lehigh Engineering Assc., Inc.  
4/9/2012: Plan submitted; 4/19/2012: Accepted for review; Twp Fees Paid: \$400 Exp. Date; October 31, 2012  
No one was present to represent this plan. No sufficient title submitted to date. Phillip Marano made a motion to recommend rejection of the plan unless an extension is provided before the next Supervisor's meeting. Charles Phillips seconded. There was a unanimous vote and the motion carried.

**Vernon Frable Minor Subdivision, Molasses Valley Road**

Vernon Frable, Owner; Surveyor: George Fetch Jr., PLS; Expiration Date: February 8, 2013  
8/6/07: Plan submitted; 8/16/07: Accepted for review; Twp. Fees paid: \$400  
No one was present to represent this plan. A motion to table the plan was made by Mark Green, seconded by Archie Craig and a unanimous vote.

**Subdivision of Lands of Gower Estates, LLC., East of PA SR 3001 & South of Buckwha Creek**

Ricky L. Gower, Owner; Surveyor: Robert G. Beers; Expiration Date: October 18, 2012  
9/29/08: Plan Submitted; 10/16/08: Accepted for Review; Twp. Fees paid: \$400.  
Robert Beers was present. He submitted a 90 day extension. Archie Craig made a motion to accept the extension and table the plan, seconded by Philip Marano, and a unanimous vote from the board.

**Subdivision of Lands of Herman Borger Estate, Church Road & Bollinger Road**

Lamar Borger, Executor; Surveyor: Robert G. Beers; Expiration Date October 18, 2012.

9/29/08: Plan submitted: 10/16/08: Accepted for Review; Twp. Fees paid: \$400

Robert Beers was present with new plans with the needed minor change. All comments have been addressed. Affidavit must be signed by owner before final approval. Plan cannot be recorded without it. A motion to give conditional approval, based upon requirement of owner's signature, was made by Helen Mackes, seconded by Philip Marano and a unanimous vote from the board.

**Other** Carson Helfrich was present to review the new zoning ordinance being drafted between the CJER group, to allow for shared usage. Upon acceptance of CJER zoning, townships will not be required to have all zones in their borders, but share the requirements. A township may not change their usage zones without prior permission from other townships in CJER group. The plan is not a joint ordinance, as each township will include their own amendments. There was also a discussion about the "Official Map" being developed by the township, giving the township first rights of purchase, of properties, at market price. The board was encouraged to review the definitions (most of which come from the State Planning Code) and uses. Charles Phillips was concerned about the adequate spacing needed to create a "regional" use. Mr. Helfrich explained MPC was looking at feasibility. Any concerns or question could be emailed to carson@communityplanning.biz

**Public Comments** There were none.

**Adjournment** Motion to adjourn by Charles Phillips, seconded by Phillip Marano, and a unanimous vote, at 8:35 pm.

Respectfully Submitted,

Gretchen Gannon Pettit

Recording Secretary

CC: Eldred Township Board of Supervisors; Monroe County Planning Commission; Solicitor Daniel Lyons; Solicitor Michael Kaspzyk; Engineer Chad Peters; Engineer Brien Kocher; SEO Jacob Schray; Zoning Officer Ellerslie Helm.

**PLANNING COMMISSION MINUTES  
OCTOBER 18, 2012**

The monthly meeting of the Eldred Township Planning Commission was held on October 18, 2012 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Archie Craig, Philip Marano, Mark Green, Bruce George and Richard Furler, members; Dan Lyons, solicitor; Chad Peters, engineer; Gretchen Gannon Pettit, recording secretary.

**In Absentia:** Charles Phillips, members

**Meeting Called To Order** Chairperson Helen Mackes called the meeting to order at 7:30 p.m.

**Approval of September 20, 2012 Minutes** Philip Marano made a motion to accept the September 20, 2012 minutes and Archie Craig seconded. With a unanimous vote, the minutes were approved.

**Public Comments** There were no public comments.

**New Business** There was no new business.

**Old Business**

**Ernest III and Diana A. Laudenslager Minor Subdivision**

Ernest III and Diana A Laudenslager, Owner; Surveyor: Lehigh Engineering Assc., Inc. 4/9/2012: Plan submitted; 4/19/2012: Accepted for review; Twp Fees Paid: \$400 Exp. Date: October 31, 2012 No one was present to represent this plan. No sufficient title search to identify any existing easements and/or right of ways submitted to date. Phillip Marano made a motion to table the plan, seconded by Mark Green. There was a unanimous vote and the motion carried.

**Vernon Frable Minor Subdivision, Molasses Valley Road**

Vernon Frable, Owner; Surveyor: George Fetch Jr., PLS; Expiration Date: February 8, 2013

8/6/07: Plan submitted; 8/16/07: Accepted for review; Twp. Fees paid: \$400

Rhonda Gillen and Vernon Frable was present to represent the plan. Ms. Gillen submitted a waiver request for the flag lot to be created. Planning Module still needs to be completed as per Polk Township approval. All other conditions have been satisfied. Philip Marano made a motion to grant the flag lot waiver request, seconded by Richard Furler. The board unanimously agreed. There was a motion from Philip Marano to recommend approval of the subdivision based upon the following conditions:

1. The flag lot waiver request is approved by the Supervisors
2. The planning module being approved by Polk Township SEO
3. All other conditions being met in Polk Townships

Seconded by Archie Craig. The motion was carried with a unanimous vote.

**Subdivision of Lands of Gower Estates, LLC., East of PA SR 3001 & South of Buckwha Creek**

Ricky L. Gower, Owner; Surveyor: Robert G. Beers; Expiration Date: October 18, 2012  
9/29/08: Plan Submitted; 10/16/08: Accepted for Review; Twp. Fees paid: \$400.

No one was present to represent the plan. Richard Furler made a motion to table, seconded by Bruce George, and a unanimous vote from the board carried the motion.

**Other** Carson Helfrich was present to review the new zoning ordinance being drafted between the CJER group, to allow for shared usage. Upon acceptance of CJER zoning, townships will not be required to have all zones in their borders, but share the requirements. A township may not change their usage zones without prior permission from other townships in CJER group. If special exception or conditional uses are applied for, must be put on PC agenda immediately for the 60 day review time to be met. The new zoning ordinance should be reviewed by Zoning Officer. The ultimate right of way setbacks may have to be put in Zoning also, not just SALDO. May be measured (25) twenty-five feet from center line, plus setbacks and based on road classification, as defined in SALDO. Lot area definition should include ultimate right of way. Zoning and Subdivision should be consistent.

**Public Comments** There were none.

**Adjournment** Motion to adjourn by Philip Marano, seconded by Mark Green, and a unanimous vote adjourned the meeting at 7:28.

Respectfully Submitted,

Gretchen Gannon Pettit

Recording Secretary

CC: Eldred Township Board of Supervisors; Monroe County Planning Commission; Solicitor Daniel Lyons; Solicitor Michael Kaspszyk; Engineer Chad Peters; Engineer Brien Kocher; SEO Jacob Schray; Zoning Officer Ellerslie Helm.

**PLANNING COMMISSION MINUTES  
NOVEMBER 15, 2012**

The monthly meeting of the Eldred Township Planning Commission was held on November 15, 2012 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Archie Craig, Philip Marano, Mark Green, Charles Phillips and Richard Furler, members; Dan Lyons, solicitor; Gretchen Gannon Pettit, recording secretary.

**In Absentia:** Bruce George, member; Chad Peters, engineer.

**Meeting Called To Order** Chairperson Helen Mackes called the meeting to order at 7:30 p.m.

**Approval of October 18, 2012 Minutes** Philip Marano made a motion to accept the October 18, 2012 minutes and Archie Craig seconded. With a unanimous vote, the minutes were approved.

**Public Comments** There were no public comments.

**New Business** There was no new business.

**Old Business**

**Ernest III and Diana A. Laudenslager Minor Subdivision**

Ernest III and Diana A Laudenslager, Owner; Surveyor: Lehigh Engineering Assc., Inc. 4/9/2012: Plan submitted; 4/19/2012: Accepted for review; Twp Fees Paid: \$400 Exp. Date; October 31, 2012 Brian Gasda, engineer for Lehigh Engineering and Lisa Periera, from Broughal & DeVito, LLP, were present. Ms. Periera drafted a “note” to be attached to the plan and Mr. Turoscy submitted a letter that “Although easements of various types do exist; their whereabouts are difficult to ascertain...” After some discussion, Philip Marano made a motion to accept the plan with the drafted note. After hearing no second, Dan Lyons stated he would confer with Township Solicitor Mike Kaspszyk for proper verbage. Philip Marano made a motion to table the plan, Richard Furler seconded, and the board unanimously approved the motion. An extension was filed to January 31, 2013.

**Subdivision of Lands of Gower Estates, LLC., East of PA SR 3001 & South of Buckwha Creek**

Ricky L. Gower, Owner; Surveyor: Robert G. Beers; Expiration Date: January 16, 2013 9/29/08: Plan Submitted; 10/16/08: Accepted for Review; Twp. Fees paid: \$400.

No one was present to represent the plan. Archie Craig made a motion to table, seconded by Mark Green, and a unanimous vote from the board carried the motion.

**Other** None

**Public Comments** There were none.

**Adjournment** Motion to adjourn by Philip Marano, seconded by Mark Green, and a unanimous vote adjourned the meeting at 8:10.

Respectfully Submitted,

Gretchen Gannon Pettit

Recording Secretary

CC: Eldred Township Board of Supervisors; Monroe County Planning Commission; Solicitor Daniel Lyons; Solicitor Michael Kaspszyk; Engineer Chad Peters; Engineer Brien Kocher; SEO Jacob Schray; Zoning Officer Ellerslie Helm.

**PLANNING COMMISSION MINUTES  
DECEMBER 20, 2012**

The monthly meeting of the Eldred Township Planning Commission was held on December 20, 2012 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Archie Craig, Philip Marano, Mark Green, Charles Phillips, Bruce George, and Richard Furler, members; Dan Lyons, solicitor; Chad Peters, engineer; Gretchen Gannon Pettit, recording secretary.

**Meeting Called To Order** Chairperson Helen Mackes called the meeting to order at 7:30 p.m.

**Approval of November 15, 2012 Minutes** Archie Craig made a motion to accept the November 15, 2012 minutes and Philip Marano seconded. With a unanimous vote, the minutes were approved.

**Public Comments** There were no public comments.

**New Business** There was no new business.

**Old Business**

**Ernest III and Diana A. Laudenslager Minor Subdivision**

Ernest III and Diana A Laudenslager, Owner; Surveyor: Lehigh Engineering Assc., Inc.  
4/9/2012: Plan submitted; 4/19/2012: Accepted for review; Twp Fees Paid: \$400 Exp. Date; Jan. 31, 2013.  
The plan now includes the waiver recommendations and note about easement. Philip Marano made a motion to recommend approval, a second from Richard Furler. With a unanimous vote, the plan was approved.

**Subdivision of Lands of Gower Estates, LLC., East of PA SR 3001 & South of Buckwha Creek**

Ricky L. Gower, Owner; Surveyor: Robert G. Beers; Expiration Date: January 16, 2013  
9/29/08: Plan Submitted; 10/16/08: Accepted for Review; Twp. Fees paid: \$400.  
No one was present to represent the plan. Philip Marano made a motion to reject the plan, based upon the last Hanover comment letter, seconded by Mark Green. With a unanimous vote, the plan was rejected unless an extension was submitted before the next Supervisor's meeting.



**Other** None

**Public Comments** There were none.

**Adjournment** Motion to adjourn by Philip Marano, seconded by Mark Green, and a unanimous vote adjourned the meeting at 8:49.

Respectfully Submitted,

Gretchen Gannon Pettit

Recording Secretary

CC: Eldred Township Board of Supervisors; Monroe County Planning Commission; Solicitor Daniel Lyons; Solicitor Michael Kaspszyk; Engineer Chad Peters; Engineer Brien Kocher; SEO Jacob Schray; Zoning Officer Ellerslie Helm.