

Clifford Township Planning Commission

January 6, 2014

Board Members: Robert Clementoni
 Sally Roberts
 Chris Marcho
 Robert Schreiber
 Sally Fischbeck
 Larry Wilson
 Dick Vauter

For reorganization meeting

Call to Order: 6:00 pm by Chairman

Chairman Robert Clementoni appoints the secretary as temporary chairperson.

Secretary Robert Schreiber asks for nominations for chairman.

Nomination for chairman: Robert Clementoni
made by: Dick Vauter seconded by: Sally Roberts All in favor.

Secretary turns the meeting over to the new chairman who then asks for nominations for a vice-chairman. Nomination of vice chairman: Sally Roberts
made by: Larry Wilson seconded by: Robert Clementoni All in favor.

Chairman requests nominations for secretary.
Nomination of secretary: Robert Schreiber
made by: Sally Roberts seconded by: Sally Fischbeck All in favor.

Conclude any outstanding business for 2013. (if any)

For regular Planning Commission meeting

Call to Order: by Robert Clementoni

Conduct regular planning commission meeting. First meeting for 2014.

Old Business

Minor Subdivision of Lands. Joe Barrett (surveyor) representing Charles Horton, et al, presented maps depicting the subdivision of a 92.3 acre parent lot to create two new lots

of 9.435 acres and 10.0 acres from the parent lot along either side of State Route 2008, Airport Road. Request for planning waiver and non-building declaration was submitted as the property is to be dedicated to the express purpose of agricultural use.

Issue tonight is whether the Planning Commission can approve the lot sub division with the proposed 50 foot right of way between the two lots. There is already an existing 16.5 foot right of way. It was moved to approve the subdivision. All in favor.

Larry Wilson Subdivision of forty-nine acre lot. Mr. Wilson submitted the planning module to the county and DEP and it has been approved for his subdivision of 2 acre Lot No. 3 from 49.5 acre Lot No. 1. Mr. Wilson is requesting approval of the subdivision. He recused himself from the vote. Motion made by Dick Vauter to approve the subdivision as submitted, second by Bob Schreiber. All in favor.

New Business

Minor Subdivision of Lands. Joe Barrett (surveyor) representing John Hendrickson. Purpose of subdivision is to subdivide Lot – A2 (0.51 acres) out of Lot – A1 (11.106 acres). Lot – A2 will be added to existing lot of DMP Associates, LLC, Tract II (0.709 acres) to create a combined lot equaling 1.219 acres. The remaining area of Lot – A1 will be 10.596 acres. Proposed Lot – A2 is located in Susquehanna County and DMP Tract II is in Lackawanna County. Question was whether the subdivision required Clifford Twp Planning Commission approval or just a letter to Greenfield Twp giving approval. Mr. Barrett to get back to the Planning Commission if letter required.

Roba Meter Site. Julie Nicholas from Williams Field Services Company presented a Conceptual Plan for a 7.68 acre parcel on property owned by the Roba family. The meter station is associated with the Tennessee Gas Pipeline. It is not a compressor station. Ms. Williams had questions as to what was the correct Noise Ordinance the meter site had to comply with, county or township. The new SALDO should correct deficiencies between the county and township noise ordinances.

Discussion followed concerning creating a checklist for things such as waivers for setbacks and the documentation and safeguarding of Planning Commission records.