

**REORGANIZATION MEETING MINUTES  
JANUARY 16, 2014**

The annual reorganization meeting of the Eldred Township Planning Commission was held on January 16, 2014 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Philip Marano, Charles Phillips, Carey Krum, Robert Boileau, Richard Furler and Archie Craig, members; Daniel Lyons, solicitor; Chad Peters, engineer; Dawn Barankovich, recording secretary.

**In Absentia: Full Attendance**

**Meeting Called To Order**

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

**Appointments**

**Temporary Chairman:** Helen Mackes was appointed Temporary Chairman by Charles Phillip.

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

**Vice-Chairman:** Motion for Philip Marano by Charles Phillips, second by Archie Craig. Motion to close by Robert Boileau. The motion was approved.

**Secretary:** Motion for Charles Phillips by Philip Marano, second by Robert Boileau. The motion was approved.

**Meeting Dates and Times**

Motion by Archie Craig; Planning Commission Meeting to continue to be held on the third Thursday of the month at 7:30 p.m. in the Eldred Township Municipal Building. Second motion by Carey Krum. The motion was unanimously approved.

**Adjournment**

Charles Phillips made a motion to adjourn the meeting, second motion by Philip Marano, and the motion was unanimously approved at 7:35pm.

Respectfully Submitted,

Dawn Barankovich  
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  
JANUARY 16, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on January 16, 2014 at 7:35 p.m. in the Eldred Township Municipal Building.

**In Attendance:** Helen Mackes, Philip Marano, Charles Phillips, Carey Krum, Robert Boileau, Richard Furler and Archie Craig, members; Daniel Lyons, solicitor; Chad Peters, engineer; Dawn Barankovich, recording secretary.

**In Absentia: Full Attendance**

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

**Approval of December 19, 2013 Minutes** Archie Craig made a motion to approve the December 19, 2013 minutes, seconded by Carey Krum, and the motion carried with a unanimous vote.

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

**Welcome** Two new members on the Planning Board, welcome Carey Krum and Robert Boileau

**New Business:** None

**Old Business:**

**Minor Subdivision: Annexation for Frances S. Borger, Widow.**

Frances S. Borger, Owner. 117 Homestead Lane, Kunkletown, PA 18058, Kunkletown, PA 18058.

Plan Submitted 11/20/2013. Accepted for Review. Fees paid: \$400.

- Representing Keystone Consulting Engineers is Eric R. Light.
- Items of concern that were discussed on the Hanover list: Under SALDO, Section 601.1F.5, KCE agrees to correct the map to define the slopes better. Section 607.11A, concern of a land lock was discussed and will require easements. Section 608.2.B.3.c they will require the monuments. Section 618.1 requires the wet lands delineation. Under General Comments #1, KCE will need a tax number for each parcel. KCE has been informed that they have 90 days from the submission day to complete the items listed in the Hanover Report, or an extension may be requested.
- Motion to table by Philip Marano. Second motion by Robert Boileau. Motion 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 9/29/08: Plan Submitted; 10/16/08: Accepted for Review;  
Twp. Fees paid: \$400. Expires 6/29/2014.

- No representation. Archie Craig made a motion to table the plan, Charlie Phillips made a second to the motion, and the motion was unanimously approved.

**Other** There was no other business.

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

**Adjournment** Philip Marano made a motion to adjourn the meeting, Carey Krum made a second to the motion, and the motion was unanimously approved.

Respectfully Submitted,

Dawn Barankovich  
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  
FEBRUARY 20, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on February 20, 2014 at 7:35 p.m. in the Eldred Township Municipal Building.

**In Attendance:**

Helen Mackes, Philip Marano, Carey Krum and Archie Craig, members; Daniel Lyons, solicitor; Dawn Barankovich, recording secretary.

**In Absentia:**

Charles Phillips, Robert Boileau and Richard Furler members; Chad Peters, engineer.

**Meeting Called To Order:**

Chairperson Helen Mackes called the meeting to order at 7:35 p.m.

**Approval of January 16, 2014 Minutes:**

Philip Marano made a motion to approve the January 16, 2014 minutes. Second motion was made by Archie Craig.

**Public Comments:**

Helen Mackes requested the Planning Commission Board to speak louder and clearly so that the recorder could pick up the voices and that Dawn Barankovich could be positive of who was speaking and what was said.

**New Business:**

**Lot Improvement Subdivision: Christopher Bush**

Christopher Bush, Owner. Mailing address, P.O. Box 496 Kunkletown, PA 18058

Christopher Bush is requesting a waiver from the requirements of SALDO Section 308 "Lot Improvement Subdivision". He would like to join his two lots into one without a new subdivision map. A letter and current property maps were submitted along with the tax information required. Tax information was submitted to Helen Mackes and Daniel Lyons.

\*Pin#06624600308261 & \*Pin#06624600309281

Daniel Lyons said that a deed with a new description is needed before it can be submitted to the BOS. The motion to table was made by Archie Craig. Second motion was made by Carey Krum. The motion carries unanimously.

**Old Business:**

**Minor Subdivision: Annexation for Frances S. Borger, Widow.**

Frances S. Borger, Owner. 117 Homestead Lane, Kunkletown, PA 18058. Surveyor: Keystone Consulting Engineers, Inc., Eric R. Light. Plan Submitted 11/20/2013. Accepted for Review, Twp. Fee's paid: \$400. Extension granted, expiration 5/20/14.

Representing Keystone Consulting Engineers is Eric R. Light. Extension granted, 5/20/14.

In conversation between Daniel Lyons and Eric Light there was a revised map submitted to Chad Peters on February 12, 2014. PC has not received a comment letter from Chad Peters yet.

Daniel Lyons has been communicating with Keystone and has a portion of the revision.

PC received two new maps and two new requests, which have not been reviewed by Chad Peters.

- 1) The family is requesting a waiver for the wetlands delineation to be done.

Keystone Engineers are confident that the wetlands are in the flood plain and not in the areas that could be developed in the future. The family is no longer planning to develop on the land. At this time the intension is only to settle the affairs of Francis Borger.

Daniel Lyons suggests that the recommendation to waive the wet lands delineation goes before the supervisors on March 5, 2014. Philip Marano makes a motion to send the recommendation to the BOS. Carey Krum seconds the motion. The motion carries unanimously.

- 2) Frances Borger is in the process of having an attorney address the requirements for an easement, so she has the legal right to have access to the property before the properties can be separated.

Daniel Lyons reviewed the deeds supplied and has concluded that Sterling Borger Jr. has to grant access to the property even though they have been using the driveway for over 20 years.

Motion to table made by Philip Marano. Second motion made by Archie Craig. The motion carries 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 9/29/08: Plan Submitted; 10/16/08: Accepted for Review;  
Twp. Fees paid: \$400. Expires 6/29/2014.

No representation. Archie Craig made a motion to table the plan. Carey Krum seconds the motion. The motion carries unanimously.

**Other:**

Planning Commission must review and make recommendations, if any, on the SALDO and Zoning reports which will be discussed on March 20, 2014 at the next Planning Meeting.

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

**Adjournment:**

Philip Marano made a motion to adjourn the meeting, Carey Krum seconds the motion. The motion carries unanimously.

Respectfully Submitted,

Dawn Barankovich  
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  
MARCH 20, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on March 20, 2014 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:**

Chair Helen Mackes, Philip Marano, Carey Krum, Archie Craig, Robert Boileau, Richard Furler, and Charles Phillips, members; Daniel Lyons, solicitor; Chad Peters, engineer, and Darcy Gannon, Recording Secretary.

**Meeting Called To Order:**

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

**Approval of February 20, 2014 Minutes:**

Philip Marano made a motion to approve the February 20, 2014 minutes. Motion was seconded by Archie Craig and carried.

**Public Comments:**

No public comments.

**New Business:**

**Revisions to Eldred Township SALDO and Zoning Ordinances**

Discussion ensued related to proposed changes in Eldred Township's SALDO and Zoning regulations. Attorney Lyons noted that there will be a joint public hearing to review amendments and allow public comments on ordinances proposed for each of the four participating regional townships. The meeting will be held at the West End Firehouse on Route 715 in Brodheads ville on Thursday, March 27, 2014 at 7:00 p.m.

Members of the community were present with questions regarding the zoning ordinance changes. Mr. O'Donnell asked if a rumor regarding the possibility of a wastewater treatment plant to be constructed in Eldred Township were true; none of the planners or engineers had any knowledge of such a proposal.

Attorney James Wimmer of Palmerton was in attendance with his client, Ricky Gower. He suggested that the production of a red-line copy of the proposed ordinances would make changes easier to understand and would be helpful to citizens and township officials. Additionally, a red-line copy would give a clearer understanding of the impact of such changes. His suggestion was duly noted.

Mr. Wimmer also had questions regarding the proposed zoning change related to the possible future extraction of spring water from Mr. Gower's property. Is the extraction of spring water considered to be an industry? Attorney Lyons stated that the proposed zoning ordinance would change the definition of water extraction and bottling from "light manufacturing" to "industrial" use, which would then no longer be permitted on Mr. Gower's property as it is zoned commercial; this could be detrimental to the property value and does not reflect the true nature of the activity. Mr. Wimmer asked whether the definition of water extraction could be considered light manufacturing, not industrial, and could the zoning change be revised to reflect this? Since the collection and extraction of spring water for human consumption would most likely only involve some piping and storage tanks, the designation of an industrial zone would be unnecessary. The planners concurred with this request.

Mr. Boileau had a question regarding zoning and SALDO regulations. If a decision made by Eldred Township locally does not affect regional use, can Eldred Township officials make a decision independently? Attorney Lyons replied that local recommendations need only to be referred to Eldred Township Supervisors for approval.

Township resident Mr. Richard Pelkowski was concerned about regional planning and changes in zoning uses and the loss of local authority. He does not like the idea of regional planning. Attorney Lyons replied that regional planning has been ongoing for the past three years, and during that time there were numerous hearings and opportunities for public input. He pointed out that the major purpose of regional planning was to allow shared uses in local municipalities, so that townships are not losing authority, but avoiding the circumstance of having to provide all uses in each township.

Township resident Mr. Vernon Barlieb would like to see a map of regional zoned uses and the designated acreage amounts for each use. What percentage of our township is zoned industrial? He commented on the mineral processing ordinance which would restrict this process to Eldred and Jackson Townships. This would require sand mined in Ross Township to be trucked to Eldred for processing. He questioned whether Polk Township is included in the Regional plan and was told that currently Polk is a "stand alone" township but may be included in regional planning in the future.

Planner Robert Boileau discussed the impact of regional zoning and the "NIMBY" impact on Eldred Township. Are we open to less desirable activities due to regional zoning? What if Eldred Township wanted to construct an animal shelter? Are we obligated to accept construction of a power plant under these changes? Planner Carey Krum pointed out that our lack of infrastructure would be an issue for industry, why do we have industrial zones and are they of benefit to our Township?

The question was presented, should Eldred Township withdraw from regional planning? What would happen? This could be problematic due to the grant funding involved, and the detrimental effect to the other townships involved.



Chairman Mackes called for a role call vote on the following motions:

*Motion to recommend to the Supervisors that they adopt the proposed changes to the Eldred Township SALDO with the understanding that changes could be made in the future:*

Motion by Planner Boileau, seconded by Planner Marano.

Roll Call Vote (Alpha):

Boileau	Y	Mackes	Y
Craig	Y	Marano	Y
Furler	Y	Phillips	Y
Krum	Y		

*Motion to recommend to the supervisors that they do not adopt the proposed changes to the Eldred Township Zoning Ordinance*

Planner Boileau made a motion that the Planning Commission **will not recommend approval** of the zoning revisions in light of the negative impact of the regional plan to Eldred Township.

Roll Call Vote (Alpha):

Boileau	Y	Mackes	Y
Craig	Y	Marano	Y
Furler	Y	Phillips	Y
Krum	Y		

**Old Business:**

**Lot Improvement Subdivision: Christopher Bush.**

Christopher Bush, Owner. P.O. Box 496 Kunkletown, PA 18058.  
Property Pin#06624600308261 & Pin#06624600309281  
Tabled 02/20/14.

Mr. Bush was unable to be prepared for this meeting and requested that his plan be tabled until the April 17 meeting. Motion by Marano, second by Krum, carried.

**Minor Subdivision: Annexation for Frances S. Borger, Widow.**

Frances S. Borger, Owner. 117 Homestead Lane, Kunkletown, PA 18058.

Surveyor: Keystone Consulting Engineers, Inc., Eric R. Light

Plan Submitted 11/20/2013. Accepted for Review; Twp. Fees paid: \$400.

Expiration date 05/20/2014.

Rudy Wolff was in attendance for the Borger plan; Engineer Chad Peters was satisfied that all comments were addressed with the exception of those pertaining to wetlands (SALDO #6,14; Zoning #3.) Additionally, Mr. Wolff is waiting for the outcome of the access easement. The plan was tabled for future action with a motion by Mr. Furler, seconded by Mr. Craig, carried.

**Subdivision of Lands: Gower Estates, LLC.**

Ricky L. Gower, Owner. East of PA SR 3001 & South of Buckwha Creek

Surveyor: Robert G. Beers

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

Expiration date 06/29/2014.

The plan was table for future action with a motion by Mr. Marano, seconded by Mr. Krum, carried.

Respectfully Submitted,

Darcy L. Gannon  
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  
APRIL 17, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on April 17, 2014 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:**

Chair Helen Mackes, Philip Marano, , Archie Craig, Robert Boileau, Richard Furler, and Charles Phillips, members; Daniel Lyons, solicitor; and Darcy Gannon, Recording Secretary.

**In Absentia:** Carey Krum

**Meeting Called To Order:**

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

**Approval of March 20, 2014 Minutes:**

Philip Marano made a motion to approve the February 20, 2014 minutes. Motion was seconded by Bob Boileau and carried.

**Public Comments:**

No public comments.

**New Business:**

No new business.

**Old Business:**

**Revisions to Eldred Township SALDO and Zoning Ordinances**

A public hearing was held on March 27, 2014 for the purpose of review and possible vote on the proposed revisions to the zoning and SALDO changes. No action was taken at that time; Ross Township Planning Commission had not reviewed the regional proposals. Since the Supervisors have made changes to the original proposed changes, Eldred Township Planners must review the new changes and make any recommendations that they deem necessary. Other points related to the regional zoning changes were:

- Our area is the first in Northeastern Pennsylvania to initiate regional zoning with shared uses between townships and we should expect that changes will be imminent.
- If Polk Township decides to join the regional (CJER) group, there will likely be an opportunity to make changes to the zoning plan.

- It was suggested that acreages be noted on the Township's zoning map.
- There was some discussion on how "uses" are assigned by townships; mostly a discretionary issue, based on the local comprehensive plan.
- If there is a non-conforming use on a property, then the parcel is considered to be "grandfathered" and no changes are required to a prior existing use.

At the conclusion of the discussion on the regional zoning changes, a motion was made to recommend approval of the current Zoning and SALDO proposals for the four participating townships with the stipulation that areas of concern for Eldred Township will be revisited should Polk Township join the regional group, and with the understanding that these documents are fluid and subject to change as circumstances evolve and warrant changes. The motion was made by Mr. Boileau, seconded by Mr. Craig, and carried.

**Lot Improvement Subdivision: Christopher Bush.**

Christopher Bush, Owner. P.O. Box 496 Kunkletown, PA 18058.

Property Pin#06624600308261 & Pin#06624600309281

Tabled 02/20/14. No one was present for this property. It was noted that Mr. Bush had not formally submitted a plan or fees so this would be an informal discussion or sketch plan. The item was tabled with a motion by Mr. Craig, seconded by Mr. Phillips, carried.

**Subdivision of Lands: Gower Estates, LLC.**

Ricky L. Gower, Owner. East of PA SR 3001 & South of Buckwha Creek

Surveyor: Robert G. Beers

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

Expiration date 06/29/2014.

The plan was tabled for future action with a motion by Mr. Craig, seconded by Mr. Marano, carried.

**Minor Subdivision: Annexation for Frances S. Borger, Widow.**

Frances S. Borger, Owner. 117 Homestead Lane, Kunkletown, PA 18058.

Surveyor: Keystone Consulting Engineers, Inc., Eric R. Light

Plan Submitted 11/20/2013. Accepted for Review; Twp. Fees paid: \$400.

Expiration date 05/20/2014.

No one was in attendance for the Borger plan; Planners are still waiting for the outcome of the access easement and the wetlands delineation. Since the extension for the plan expires on May 20, the Planning Commission was required to reject the plan as presented, with the expectation that Engineer Rudy Wolff will submit a letter requesting an additional extension of time to the Supervisors. A motion to reject the plan was made by Mr. Marano, seconded by Mr. Phillips and carried.

**Adjournment:**

The meeting was adjourned with a motion by Mr. Phillips, seconded by Mr. Marano.

Respectfully submitted,

Darcy L. Gannon  
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**  
**May 15, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on May 15, 2014 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:**

Philip Marano, Archie Craig, Robert Boileau, Richard Furler, and Charles Phillips, members; Daniel Lyons, solicitor; and Darcy Gannon, Recording Secretary.

**In Absentia:** Carey Krum, Helen Mackes

**Meeting Called To Order:**

Vice Chairman Philip Marano called the meeting to order at 7:30 p.m.

**Approval of April 17, 2014 Minutes:**

Mr. Craig made a motion to approve the April 17, 2014 minutes. Motion was seconded by Bob Boileau and carried.

**Public Comments:**

No public comments.

**New Business:**

No new business.

**Old Business:**

The "Lot Improvement Subdivision" for Christopher Bush was never submitted. Although this had been an agenda item, it was determined that it was not necessary for Mr. Bush to submit a formal or informal plan for his intent to combine two lots into one. The ordinance for this type of activity was changed in 2005. The request was withdrawn.

**Other:**

The pending **Subdivision of Lands: Gower Estates, LLC** which was submitted in October of 2008 has an expiration date of June 29, 2014. The Planning Commission was required to recommend rejection of the plan due to the expiration date and the meeting schedule of Planners and Supervisors. The motion was made by Mr. Marano, seconded by Mr. Phillips, and carried. Ms. Gannon will notify Mr. Gower and Robert Beers as to this action.

Mr. Boileau reported his concern with some of the SALDO language, and asked that the Planning Commission members review the current SALDO for problems. It was pointed out that the SALDO had been recently revised and reapproved, and that changes would likely be made at the time that Polk Township is officially joined to the regional planning group. Changes to the SALDO are often made when it is found that an ordinance does not work as designed or planned, so that the document is not static but subject to changes as they are needed. Since Eldred Township now participates in regional planning and zoning, changes can be made but must be reported to the other participating townships.

**Adjournment:**

The meeting was adjourned at 7:50 p.m. with a motion by Mr. Boileau and a second by Mr. Phillips and carried.

Respectfully submitted,

Darcy L. Gannon  
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 19, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on June 19, 2014 at 7:30 p.m. in the Eldred Township Municipal Building.

**In Attendance:**

Chair Helen Mackes, Philip Marano, Archie Craig, Robert Boileau, Richard Furler, Charles Phillips, and Carey Krum, members; Daniel Lyons, solicitor.

**In Absentia:** Darcy Gannon, Recording Secretary

**Meeting Called To Order:**

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

**Approval of May 15, 2014 Minutes:**

Archie Craig made a motion to approve the May 15, 2014 minutes. Motion was seconded by Carey Krum and carried.

**Public Comments Relating to the Agenda:**

No public comments.

**New Business:**

No new business.

**Old Business:**

**Subdivision of Lands: Gower Estates, LLC.**

Ricky L. Gower, Owner. East of PA SR 3001 & South of Buckwha Creek  
Surveyor: Robert G. Beers

9/29/08: Plan Submitted 10/16/08: Accepted for Review; Twp. Fees paid: \$400.  
Expiration date 12/3/2014. No representatives present. No discussion incurred.



**Other:**

There was a discussion regarding Polk Township joining the CJERP Regional Comprehensive Plan. This will be an opportunity to revisit the current Shared Uses as well as consider additional Uses that Eldred Township may choose not to sanction in the Township. Additional discussions will take place at the next Planning Commission meeting in order to make recommendations to the Township Supervisors.

**Public Comments:**

No public comments.

**Adjournment:**

The meeting was adjourned with a motion by Mr. Boileau, seconded by Mr. Marano and carried.

Respectfully submitted,

\*Darcy L. Gannon  
Recording Secretary

\*Minutes recorded courtesy of Robert Boileau

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**  
**July 17, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on July 17, 2014 at 7:30 p.m. at the Eldred Township Municipal Building.

**In Attendance:**

Chair Helen Mackes, Archie Craig, Robert Boileau, Charles Phillips, and Carey Krum, members; Darcy Gannon, Recording Secretary, and Daniel Lyons, solicitor.

**In Absentia:** Richard Furler, Philip Marano

**Meeting Called To Order:**

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

**Approval of June 19, 2014 Minutes:**

Mr. Craig made a motion to approve the June 19, 2014 minutes. Motion was seconded by Mr. Phillips and carried.

**Public Comments Relating to the Agenda:**

No public comments.

**New Business:**

No new business.

**Old Business:**

**Subdivision of Lands: Gower Estates, LLC.**

Ricky L. Gower, Owner. East of PA SR 3001 & South of Buckwha Creek  
Surveyor: Robert G. Beers

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

Expiration date 12/3/2014. No representatives present. No discussion incurred. Tabled with a motion by Mr. Boileau, seconded by Mr. Krum and carried.

**Other:**

A discussion introduced by Mr. Boileau and referencing his letter of July 7 with attachments listing regional zoning categories were extensively discussed and reviewed by the planners. Mr. Boileau feels that when Polk Township joins the CJERP Group, there will be an opportunity to revisit shared uses and review regional uses. Additionally, he feels that the planning commission should be represented at the table when the CJERP Group meets. Currently the Township representatives are William and Sharon Solt, from the Zoning Board and Supervisors respectively. Mr. Krum stated that he would attend the July 24 meeting of CJERP as a start. Concerns regarding removing the “Affadavit” from the ordinance were mentioned; Mr. Boileau feels the word is “redundant” and weakens the Townships ability to assess environmental concerns, and only serves to enhance the positions of the parties that wish it to remain.” He states that the requirement to protect intellectual property (secrets) with environmental concerns should not be a closed issue. Attorney Lyons pointed out that regardless of the Affadavit, supervisors are not legally allowed to tell their zoning officers what to do or how to act.

Most members of the planning board voted to recommend to the Supervisors and CJERP Representatives Sharon and William Solt that we eliminate the following items from the list of Regional Uses as categories that would **not** be permissible in Eldred Township:

- |                                   |   |
|-----------------------------------|---|
| 1 After-Hours Club                | 23 Grain Storage, Distribution, Milling |
| 3 Amusement Arcade (Pinball)      | 26 Homeless Shelters                    |
| 4 Amusement Park                  | 27 Large Scale Retail/Commercial Center |
| 6 Auction House                   | 28 Motel                                |
| 7 Billiard Hall                   | 29 Night Club                           |
| 8 Bituminous Concrete Batch Plant | 30 Park and Ride Facility               |
| 10 Bus, Limo, or Taxi Terminal    | 31 Pipe Line Station                    |
| 11 Bus Station                    | 32 Resort                               |
| 13 Composting Facility            | 35 Shopping Center/Mall                 |
| 14 Concrete Batch Plant           | 37 Slaughter House                      |
| 15 Conference Center              | 38 Solid Waste Facility                 |
| 16 Crematorium                    | 39 Tattoo, Piercing, Branding Parlor    |
| 17 Crusher Plant                  | 40 Truck Wash                           |
| 18 Domestic Violence Shelter      |   |
| 21 Gaming Establishment           |   |

A motion was made by Mr. Boileau and seconded by Mr. Krum to make this recommendation. The vote carried 4-1, with Mr. Phillips declining to approve the motion based on the idea that restricting this many categories from Eldred Township would diminish opportunities to small business and would then benefit other townships who wish to encourage more commercial enterprises.

A discussion on the chart illustrating Current Regional Uses raised the question that if Polk Township joins CJERP and designates an industrial zone, could Eldred then eliminate or reduce their industrial zones? Could other categories be changed or eliminated? Attorney Lyons cautioned that municipalities must comply with the County comprehensive plan. If we do not participate in regional zoning, then we must offer every category of use in our township. If we do not have regional zoning, and we do not designate areas for use, then we could be challenged in court by an industry that wants to locate in our Township but there is no provision for their business. He suggested that planners proceed with caution when requesting sweeping change in the zoning ordinance.

**Public Comments:**

Ms. Mary Anne Clausen stated that changes in the current Regional Uses table may result in uses being changed or reallocated when Polk Township joins the regional group. Other Townships may have requests as well. All Townships will be participating in a vote to approve the uses. She also mentioned that a farm family wishing to raise their own animals for consumption should be allowed to process their animals on their property and not be considered a slaughterhouse. Regarding airports, can the definition be changed so that someone who wishes to use a grass landing strip for their own private plane can be allowed to do so?

**Adjournment:**

The meeting was adjourned at 9:15 p.m. with a motion by Mr. Boileau, seconded by Mr. Phillips and carried.

Respectfully submitted,

Darcy L. Gannon  
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 21, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on August 21, 2014 at 7:30 p.m. at the Eldred Township Municipal Building.

**In Attendance:**

Chair Helen Mackes, Archie Craig, Robert Boileau, Charles Phillips, Carey Krum, and Richard Furler, members; Darcy Gannon, Recording Secretary, and Daniel Lyons, solicitor.

***Also in attendance:***

Carson Helfrich, Planning Consultant, Christine Meinhart-Fritz MCPC, Township Supervisors Sharon Solt, Gretchen Gannon Pettit, and Maryanne Clausen, Supervisor Jack Rader from Jackson Township, and Supervisor Chuck Gould from Chestnuthill Township. Residents William Solt, Frank and Marion O'Donnell, Al Aumack, and Vernon Barlieb.

**In Absentia:** Philip Marano

**Meeting Called To Order:**

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

**Approval of July 17, 2014 Minutes:**

The minutes of July 17, 2014 were amended by Mr. Phillips. Page 3, paragraph 1, sentence 3, "Attorney Lyons cautioned that municipalities must comply with the *County* comprehensive plan" should be changed to "Attorney Lyons cautioned that municipalities must comply with the *Township's* comprehensive plan." Additionally, Mr. Phillips protested that he did not agree with the statements as recorded. Mr. Lyons pointed out that the minutes accurately reflect statements that were made at the meeting and actions that were taken. Official minutes cannot be revised after the fact due to one's agreement or disagreement with the statements. After the correction, a motion was made to approve the minutes by Mr. Krum, seconded by Mr. Craig.

**Public Comments Relating to the Agenda:**

No public comments.

**New Business:**

No new business.

**Old Business:****Subdivision of Lands: Gower Estates, LLC.**

Ricky L. Gower, Owner. East of PA SR 3001 & South of Buckwha Creek

Surveyor: Robert G. Beers

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

Expiration date 12/3/2014. No representatives present. No discussion incurred. The plan was tabled with a motion by Mr. Furler, seconded by Mr. Krum and carried.

**Other**

The remainder of the meeting was dedicated to a Zoning Workshop regarding the effect of regional planning and the CJER(P) group on land uses and zoning in Eldred Township. At their July 17 meeting, Eldred Township Planners prepared a list of twenty-eight regional uses that they wish to eliminate from the list of land uses in the Township. This list was approved by all of the planners with the exception of Mr. Charles Phillips, who felt that restricting this many categories of uses from Eldred Township would be detrimental to small business and beneficial to other townships who encourage commercial enterprise.

Ms. Meinhart-Fritz from the Monroe County Planning Commission stated that 75% of the cost for regional zoning was paid with funding from the County Open Space Bond. Since Polk Township has now joined the regional group, additional funding and amendments to the zoning use chart may be forthcoming. At that time, there will be an opportunity to make changes to the shared uses for Eldred and all other Townships.

Carson Helfrich discussed the background of the regional comprehensive plan, and explained that they derived regional uses as those types of uses that would have large-scale, area-wide impact on regions and immediate neighbors. If there is no regional use, each township would have to provide for each use in their individual township. The Polk Township plan is 95% complete; at the point when Polk Township is complete, there may be an adjustment of uses among townships.

The general feeling of Eldred Township Planners is that they wish to keep their township "rural," and do not want large commercial enterprises, a strain on our infrastructure due to increased traffic, noise, associated crime, etc.

Mr. Phillips stated that there is no Utopia, or perfect place. We live in an imperfect world. By not providing for some commercial enterprise, we are isolated from reality. We are not providing our citizens, especially the next generations, with viable employment, causing them to go elsewhere to earn a living. We are not a retirement or bedroom community; we enjoy being an agriculturally based rural community, however, we should provide for some small business enterprises to increase employment opportunities and our tax revenue base. The key to regulating business uses is our SALDO.

Mr. Chuck Gould, a Supervisor and lifetime resident from Chestnuthill Township, a once rural but currently heavily Commercial Township, listed three points that he advised Eldred Township Officials to keep in mind:

1. Do not allow housing developments to be located in commercial zones.
2. Commercial use is not maximized due to the housing developments close to major commercial routes.
3. Chestnuthill has the fifth largest second class municipal road system in the state, and it “obliterates” 65% of their budget.

Mr. Gould further stated that along with increased population and traffic there are increased police calls; over 300 police calls per month in Chestnuthill Township.

Supervisor Clausen requested an explanation on the exact process for initiating changes to the zoning uses in Eldred Township; what is the procedure?

- *Local zoning* can be changed by an amendment from the Board of Supervisors; BOS must set a public hearing, public notices, notices to MCPC, ETPC, and conduct a hearing on the changes. Local changes can be made by Eldred Township but must be sent to CJERP members for their review; however, they do not have to approve those changes.
- *Regional zoning*: Changes in shared uses and the regional plan must be sent by Township Supervisors to their local planning commission and the Monroe County Planning Commission. The MCPC will disseminate the requests to the CJERP members. The Municipal Planning Code and the Intergovernmental Agreement require that all CJERP members must approve amendments to shared use zoning ordinances. The same procedure re public hearings, notices, etc. applies.

Jackson Township Supervisor Jack Rader suggested that Eldred Township Planners and Supervisors can control uses in their township by placing restrictions via their SALDO on properties that cause concern. Changing zoning uses is sometimes difficult and time consuming, but placing the appropriate restrictions on certain properties will help to discourage unwanted enterprises.

Mr. Boileau reiterated that he wished to see Eldred Township retain its rural flavor, and although jobs and economic growth are important, he was concerned about too much unregulated growth in the Township and the feasibility of handling traffic, crime, etc.

Mr. Gould cited the Harvard Study on growth of our West End Region, and reported that we are located within 90 minutes of 60 million people. Will there be another wave of development in our future? Are we ready to control our local and regional land uses?

Mr. Krum suggested that an impact study would be helpful in determining the best land uses in the most viable locations.

**Public Comments**

Zoning Officer Helm stressed the importance of considering our infrastructure and planned development. He experienced growth in an area that was poorly developed and reported negative results from this experience.

**Adjournment**

The meeting was adjourned at 9:00 p.m. with a motion by Mr. Boileau, seconded by Mr. Craig and carried.

Respectfully submitted,

Darcy L. Gannon  
Recording Secretary



**PLANNING COMMISSION MINUTES**  
**September 18, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on September 18, 2014 at 7:30 p.m. at the Eldred Township Municipal Building.

**In Attendance:**

Chair Helen Mackes, Philip Marano, Archie Craig, Robert Boileau, Charles Phillips, Carey Krum, and Richard Furler, members; Dawn Barankovich, Recording Secretary; Chad Peters, engineer and Daniel Lyons, solicitor.

**Also in attendance:**

Maryanne Clausen, Township Supervisor; Marion O'Donnell, Debbie Watts and Kenneth Faust, Residents.

**Meeting Called To Order:**

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

**Approval of Aug. 21, 2014 Minutes:**

A motion was made to approve the minutes by Mr. Boileau, seconded by Mr. Craig and carried.

**Public Comments Relating to the Agenda:**

There were no public comments.

**New Business:**

**Minor Subdivision for Kenneth Faust**

Kenneth Faust, Owner. 53+ Acre parcel North of Kunkletown Road (SR3004)  
Surveyor: Kenneth R. Hahn, PLS. Plan submitted 9/3/2014. Accepted for review.  
Fees paid \$400 Township, \$35 Monroe County Planning. On 9/18/2014, a motion was made to accept the plan for review, by Mr. Phillips, seconded by Mr. Marano and carried.

In a discussion with Mr. Kenneth Faust about the subdivision, Mr. Lyons and Mr. Peters informed Mr. Faust that he will require a Perc test for each piece of property but has the right to ask for a waiver if there is a hardship, in writing, to the Planning Commission. Otherwise it is required as written in Ordinance 611.1 and the purpose is to protect the township and Mr. Faust, should the land be sold or someone would like to build on it in the future.

**Old Business:**

**Subdivision of Lands: Gower Estates, LLC.**

Ricky L. Gower, Owner. East of PA SR 3001 & South of Buckwha Creek

Surveyor: Robert G. Beers

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

Expiration date 12/3/2014. No representatives present. No discussion incurred. The plan was tabled with a motion by Mr. Furler, seconded by Mr. Phillips and carried.

**Other:**

There was no other business.

**Public Comments:**

No public comments.

**Adjournment:**

The meeting was adjourned at 8:00 p.m. with a motion by Mr. Krum, seconded by Mr. Boileau and carried.

Respectfully submitted,

Dawn Barankovich  
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**  
**October 16, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on October 16, 2014 at 7:30 p.m. at the Eldred Township Municipal Building.

**In Attendance:**

Chair Helen Mackes, Archie Craig, Robert Boileau, Charles Phillips, Carey Krum, and Richard Furler, members; Dawn Barankovich, Recording Secretary; Chad Peters, engineer and Daniel Lyons, solicitor.

**Not in attendance:** Philip Marano

**Also in attendance:**

Marion O'Donnell, Frank O'Donnell, Shirley Krum, Kenneth Faust, Residents.

**Meeting Called To Order:**

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

**Approval of Sept. 18, 2014 Minutes:**

A motion was made to approve the minutes by Mr. Craig, seconded by Mr. Boileau and carried.

**Public Comments Relating to the Agenda:**

There were no public comments.

**New Business:**

**Minor Subdivision for Bruce N. & Wanda George**

Bruce N. & Wanda George, Owner. 843 Kuehner Drive Kunkletown, PA 18058. Along both sides T-354 Upper 57 Road.

Surveyor: Rudolph Wolff, Keystone Consulting Engineers, Inc. Plan submitted 10/3/2014. Fees paid \$400 Township, \$35 Monroe County Planning. Expiration 1/1/15. Accepted for review a motion was made by Mr. Phillips, seconded by Mr. Krum and carried.

**Old Business:**

**Minor Subdivision for Kenneth Faust**

Kenneth Faust, Owner. 53+ Acre parcel North of Kunkletown Road (SR3004)

Surveyor: Kenneth R. Hahn, PLS. Plan submitted 9/3/2014.

Fees paid \$400 Township, \$35 Monroe County Planning. Expiration 12/2/14.

On 9/18/2014, a motion was made to accept the plan for review, by Mr. Phillips, seconded by Mr. Marano and carried. On 10/16/14 motion to table was made by Mr. Furler, seconded by Mr. Krum and carried.

Chad Peters from Hanover Engineer discussed his report and suggested that a motion could be made to send the supervisors a request to waive the requirements of Section

611.1.A, at this time. #13 in the report by Mr. Peters, states that because no construction or development is being proposed with this application the developer may wish to request a waiver from this section of the ordinance along with preparing a non-building waiver for sewage planning from the Department of Environmental Protection. The request for a waiver from the supervisors was made by Mr. Boileau, seconded by Mr. Phillips and carried.

**Subdivision of Lands: Gower Estates, LLC.**

Ricky L. Gower, Owner. East of PA SR 3001 & South of Buckwha Creek

Surveyor: Robert G. Beers

9/29/08: Plan Submitted 10/16/08: Fees paid \$400 Township.

Expiration date 12/3/2014. No representatives present. No discussion incurred. The plan was tabled with a motion by Mr. Craig, seconded by Mr. Krum and carried.

**Other:**

Attorney at Law, Daniel Corveleyn's request for a positive recommendation concerning the sale of the Eldred Elementary School was passed. Motion to approve the letter was made by Mr. Krum, seconded by Mr. Furler and carried.

Robert Boileau requested clarification of the procedures from which changes are made to the zoning ordinances. Mr. Boileau said that he will write a letter to Christine Meinhart-Fritz.

**Public Comments:**

No public comments.

**Adjournment:**

The meeting was adjourned at 8:30 p.m. with a motion by Mr. Phillips, seconded by Mr. Krum and carried.

Respectfully submitted,

Dawn Barankovich  
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**  
**November 20, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on November 20, 2014 at 7:30 p.m. at the Eldred Township Municipal Building.

**In Attendance:**

Chair Helen Mackes, Phil Marano, Robert Boileau, Charles Phillips, and Carey Krum, members; Darcy Gannon, Recording Secretary; Chad Peters, engineer, and Daniel Lyons, solicitor.

**Not in attendance:** Richard Furler and Archie Craig.

**Also in attendance:**

Marion O'Donnell, Shirley Krum, Vernon Barlieb, Rudy Wolff, , and Supervisor Mary Anne Clausen.

**Meeting Called To Order:**

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

**Approval of October 16, 2014 Minutes:**

A motion was made to approve the minutes by Mr. Marano, seconded by Mr. Boileau and carried.

**Public Comments Relating to the Agenda:** No public comments.

**New Business:** No new business.

**Old Business:**

**Minor Subdivision for Bruce N. & Wanda George**

Bruce N. & Wanda George, Owner. 843 Kuehner Drive Kunkletown, PA 18058. (Along both sides T-354 Upper 57 Road.) Surveyor: Rudolph Wolff, Keystone Consulting Engineers, Inc. Plan submitted 10/16/2014. Fees paid \$400 Township, \$35 Monroe County Planning. Expiration 1/16/2015.

Rudy Wolff from Keystone Consulting Engineers was present to discuss the plan. He stated that the plan was revised to meet the comments from Hanover Engineering and Monroe County Planning Commission. Hanover Engineering comments were reviewed with PC and Chad Peters. Consideration was given to the restrictions placed upon subdividing lands covered under the Act 319 Clean and Green regulations.

Discussion ensued as to the non-building waiver requests and the authority of the Township versus meeting DEP regulations. It was noted that parcel numbers had been changed from other previous maps. It was noted that there is an easement provided through Lot 2 to access Lot 3. Wetlands have been identified. Other topics were the

topographical markings on the map; did they have to cover the entire parcel, or could they be shown as an “envelope” around the lot in question? Property corner monuments will be set; however, Mr. Wolff questioned the necessity for providing monumentation for a possible future right of way since , in his opinion, this would create the need to keep land available for something that may not happen and was not fair to the property owners.

After the discussions, it was noted that Mr. George will need to request three separate waivers from Township Supervisors:

- Since no new structure is being built, and sewage systems are already in place, a request for waiver of a Sewage Facilities Planning Module. (404.4A)
- Request for waiver to allow provision of “envelope” type topographical markings (404.2, 404.2V,601.1F 5).
- Waiver of monumentation requirement for ultimate right-of-way (608).

Planners recommended that waiver requests be forwarded to the supervisors for their approval. The plan was tabled with a motion by Mr. Marano, second by Mr. Phillips, carried.

#### **Minor Subdivision for Kenneth Faust**

Kenneth Faust, Owner. 53+ Acre parcel North of Kunkletown Road (SR3004)

Surveyor: Kenneth R. Hahn, PLS. Plan submitted 9/18/2014.

Fees paid \$400 Township, \$35 Monroe County Planning. Expiration 12/18/14.

Township Supervisors have required Mr. Faust to dig probe holes and provide perc tests of the property before any subdivision approval can be granted. Mr. Faust will be revising his plan and requested an extension until February 15, 2014. The extension was granted with a motion by Mr. Boileau, second by Mr. Krum. Carried.

#### **Subdivision of Lands: Gower Estates, LLC.**

Ricky L. Gower, Owner. East of PA SR 3001 & South of Buckwha Creek

Surveyor: Robert G. Beers

9/29/08: Plan submitted 10/16/08: Fees paid \$400 Township. Plan expiration date 12/3/2014.

It was noted that Mr. Gower’s plan will expire on the same day as the next supervisor’s meeting; Mr. Gower needs to apply for another extension for his plan. Secretary will notify Robert Beers and Ricky Gower as to this event. The plan was rejected at this time due to the expiration date until planners are notified of an extension granted by the Supervisors. The motion was made by Mr. Marano, second by Mr. Phillips, carried.

#### **Other:**

Planners reviewed three pages of potential amendments to the Eldred Township Zoning Ordinance at the request of Mr. Boileau.

303: Is the definition of family too narrow? Family is defined differently by different

entities. Attorney Lyons advised that this is an on-going issue and often decided by the court. No action taken.

404.3 Should single family homes be prohibited in commercial zones? Should Bed and Breakfast establishments be permitted in AR? Leave as is with a motion by Mr. Boileau, seconded by Mr. Krum, Carried.

503.3.2.A Should 5 acres be required for a home business? Mr. Phillips proposed with a motion that the acreage requirement be reduced to three acres; No second, motion died, leave as is.

503.8A Yard sales: Leave as is. Motion by Mr. Marano, second by Mr. Krum, Carried.

503.15 No comments, no change.

503.17 OK as is. Motion by Mr. Phillips, second Mr. Marano, Carried.

606.4 OK as is. Motion by Mr. Phillips, second Mr. Boileau, Carried.

608B OK as is. Motion by Mr. Phillips, second Mr. Marano, Carried.

610 Bed and breakfasts are not a conditional use in any of Eldred's Zoning Districts. They are special exceptions in our AR and R districts. Does conditional encompass special exception, or should the wording be changed? A motion for supervisors to review by Mr. Boileau, second Mr. Marano, Carried.

Article VII No action taken

701.A Requires clarification. Motion by Mr. Boileau, second Mr. Krum, carried.

701.4 Requires a definition of waste materials. Motion by Ms. Mackes, second Mr. Boileau. Carried.

701.16 It was noted that these facilities are regulated by EPA and DEP.

702 Extend language to include trash bags left outside. Noted that this is commercial regulations only.

704.4 Typo . Should be changed. Motion by Mr. Boileau, second Mr. Krum, carried.

806.1 10 acres for a kennel. Owners can apply for variance. Leave as is, motion by Mr. Marano, second by Mr. Boileau, Carried.

906.1 Typo, should be corrected. Motion by Mr. Krum, second by Mr. Phillips, Carried.

1101.2 BOS can set rules and regulations re signage on township property and rights of way. Recommend that township sign ordinance be considered. Motion by Mr. Boileau, second by Mr. Krum, Carried.

1101.3 Supervisors should refer to counsel for clarification. Motion by Boileau, second by Marano. Carried.

1104.1 Should be reviewed by supervisors. Motion by Boileau, second by Ms. Mackes, Carried.

1105.6 Political signs regulation is unconstitutional. Is this consistent with free speech amendments? Attorney Lyons stated that regulation re political signage has to comply with constitutional requirements. Motion by Boileau, second by Krum to revise ordinance to comply with the United States Constitution. Carried

**Public Comments:**

No public comments.

**Adjournment:**

The meeting was adjourned at 9:40 p.m. with a motion by Mr. Marano, second by Mr. Phillips. Carried.

Respectfully submitted,

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 18, 2014**

The monthly meeting of the Eldred Township Planning Commission was held on December 18, 2014 at 7:30 p.m. at the Eldred Township Municipal Building.

**In Attendance:**

Chair Helen Mackes, Phil Marano, Robert Boileau, Charles Phillips, and Carey Krum, and Archie Craig, members; Darcy Gannon, Recording Secretary; and Daniel Lyons, solicitor.

**Not in attendance:** Richard Furler

**Also in attendance:**

Frank and Marion O'Donnell, Shirley Krum, Robert Bush, and Supervisor Mary Anne Clausen.

**Meeting Called To Order:**

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

**Approval of October 16, 2014 Minutes:**

A motion was made to approve the minutes of November 20 with a correction under the "Other" category regarding zoning review: "Planners reviewed three pages of potential amendments to the Eldred Township Zoning Ordinance at the request of the **Township Supervisors.**" The motion was made by Mr. Boileau, seconded by Mr. Craig and carried.

**Public Comments Relating to the Agenda:** No public comments.

**New Business:** No new business.

**Old Business:**

**Minor Subdivision for Bruce N. & Wanda George**

Bruce N. & Wanda George, Owner. 843 Kuehner Drive Kunkletown, PA 18058. (Along both sides T-354 Upper 57 Road.) Surveyor: Rudolph Wolff, Keystone Consulting Engineers, Inc. Plan submitted 10/16/2014. Fees paid \$400 Township, \$35 Monroe County Planning. Expiration 1/16/2015.

It was noted that Mr. George's plan will expire prior to the next regular supervisor's meeting. For this reason, the planning commission rejected the plan until such time as an extension request may be granted by Supervisors. The motion was made by Mr. Marano, seconded by Mr. Krum, and carried.

**Minor Subdivision for Kenneth Faust**

Kenneth Faust, Owner. 53+ Acre parcel North of Kunkletown Road (SR3004)  
Surveyor: Kenneth R. Hahn, PLS. Plan submitted 9/18/2014.  
Fees paid \$400 Township, \$35 Monroe County Planning. Expiration 12/18/14.  
Due to requirements of the Supervisors re probe holes and perc tests, Mr. Faust was granted an extension for review of his plan until February 25, 2015. The plan was tabled with a motion by Mr. Krum, seconded by Mr. Phillips, and carried.

**Subdivision of Lands: Gower Estates, LLC.**

Ricky L. Gower, Owner. East of PA SR 3001 & South of Buckwha Creek  
Surveyor: Robert G. Beers  
9/29/08: Plan submitted 10/16/08: Fees paid \$400 Township. Plan expiration date 12/3/2014. At the December 3 Supervisor's meeting, Mr. Gower was given an extension until May 31, 2015. The plan was tabled with a motion by Mr. Marano, seconded by Mr. Craig and carried.

**Other:**

Township Supervisors requested than any planning commission members who are interested in serving on the CJERP regional planning/zoning board should submit a resume by December 31. A new representative to the CJERP Board will be selected at the Supervisor's meeting on January 5.

Mr. Robert Bush was interested to know if the planning commission had received any development plans for a shooting range that may be proposed for a local property. No plans have been submitted to date.

**Adjournment:**

The meeting was adjourned at 8:00 p.m. with a motion by Mr. Phillips, seconded by Mr. Boileau, and carried.

**Respectfully submitted,**

**Darcy L. Gannon  
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.