

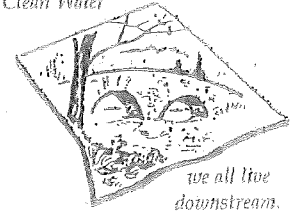
Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA

Clean Water



Ann Velopolceck
Secretary



Planning Commission Minutes December 14, 2022

On Wednesday, December 14, 2022, the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown PA. The meeting was recorded.

In Attendance: In attendance were Robert Boileau, Chairman; Scott Clark, Vice-Chairman; Megan Yarashas; James Leiding; Debby York; Ellie Sanchez and Alicia Greico-Myers.

Also in Attendance were Solicitor Michael Gaul and engineer, Brien Kocher.

Approval of the Minutes:

There was a motion by Scott Clark and seconded by Megan Yarashas to approve the minutes of September 14, 2022. Motion carried (7-0). (There were no meetings in October or November.)

New Business: Tony Bernardi from GFL presented a Sketch Plan for a proposed Land Development for the site at 658 Silver Spring Blvd.

Mr. Bernardi explained that GFL wishes to remove an old trailer from the property, install a new larger trailer to be used as office space and connect the new structure to the existing septic.

Engineer Brien Kocher explained that the first step is to determine the permitted current and proposed uses for the site. Solicitor Gaul suggested that GFL get in touch with the Township Zoning Officer to make that determination.

Mr. Kocher told Mr. Bernardi to get in touch with the SEO to evaluate the septic for the additional use, although it will have little impact on the Land Development aspect of the plan.

Solicitor Gaul asked about the parking of vehicles on the site. Mr. Bernardi responded that currently, there are 38 routes and 40 drivers. He estimates 42 vehicles are on site.

Solicitor Gaul also noted that, if GFL was not the record owner of the property, the record owner of the property would need to make any SALDO application, or GFL would have to have an agreement of sale for the property

Mr. Kocher asked about the (abandoned) single family home that still exists on the site.

Chairman Boileau noted that solid waste disposal and transfer facilities are not permitted zoning uses in Eldred Township. There was a brief discussion about whether GFL expected s any solid waste to be taken or stored on the site.

Mr. Bernardi said that only happens when a driver cannot get unloaded due to the closure of a facility. Storage would be overnight only. Mr. Bernardi stated that the occurrence of temporary overnight parking of a vehicle carrying waste did not constitute use of the property as a transfer station, and that no DEP permit for a transfer station was needed.

Mr. Kocher suggested GFl Obtain a copy of the septic design on file at the Township and submit an application for a permit for the modification of the septic.

Solicitor Gaul asked about the Highway Occupancy (PennDot approval). GFL had no information as to the HOP, as the access existed when the property was acquired.. Mr. Bernardi agreed to look into this.

There being no further business :

Adjournment:

- There was a motion by Debby York and seconded by Megan Yarashas to adjourn. Meeting adjourned at 7:40 P.M.

Respectfully submitted,

E. Ann Velopolcek, Recording Secretary

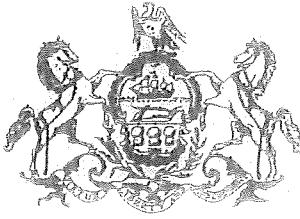
November Meeting Cancelled

October Meeting Cancelled

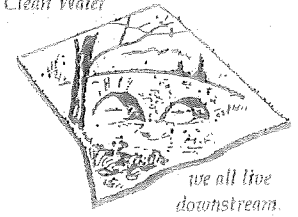
Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA

Clean Water



Ann Velopolcek
Secretary



Planning Commission Minutes September 14, 2022

On Wednesday September 14, 2022, the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA. the meeting was held in person and virtually through the Microsoft Teams application.

In Attendance: In attendance were Robert Boileau, Chairman, Scott Clark, Vice-Chairman, Megan Yarashas, James Leiding, Debby York, and Solicitor Michael Gaul.

Call to Order: The meeting was called to order at 7:00 P.M. by Chairman Robert Boileau.

Approval of the Agenda and Amendments:

- There was a motion by James Leiding and seconded by Scott Clark to approve the agenda. There were no additional agenda items. Motion carried (5-0).

Announcement of any Executive Sessions: There were no executive sessions.

Approval of the Minutes:

- There was a motion by Scott Clark and seconded by Megan Yarashas to approve the minutes of August 10, 2022. Motion carried (5-0).

Public Comment: There was no Public Comment

New Business: Lot Joinder Application, McIntyre

- There was a motion by James Leiding and seconded by Megan Yarashas to recommend to the Board of Supervisors approval of the proposed McIntyre lot joinder application for lots identified as parcel numbers 06.6.1.50-9 and 06.6.1.50-4, for taxing purposes, contingent upon McIntire submitting to the Township a proposed joinder deed with the required joinder language. Motion carried (5-0).

Old Business: Fireworks- Draft Ordinance Review

Mr. Boileau gave a brief update on the proposed CJERP Ordinance in compliance with the new State Law. Mr. Boileau presented two versions, one more restrictive and one permitting some additional days that could be allowable with the appropriate permit. Ms. Yarashas indicated she was in favor of the less restrictive Ordinance.

- There was a motion by Megan Yarashas and seconded by Debby York to recommend to the Board of Supervisors adoption of the less restrictive proposed Draft Fireworks Ordinance. Motion carried (3 in favor, 1 opposed, 1 abstained. Mr. Boileau opposed; Mr. Leiding abstained).

Stream Buffers, EV/HQ Streams: Deferred

Other: There was some discussion about warehouses and truck distribution terminals. There have been many warehouses/terminals constructed in nearby Townships recently. Currently, this use is a shared use (CJERP) and not permitted in Eldred.

Public Comment: There was no public comment.

Adjournment:

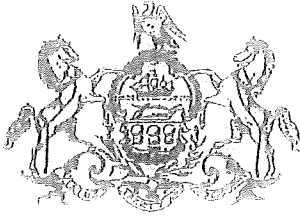
- There was a motion by James Leiding and seconded by Debby York to adjourn. Motion carried. Meeting adjourned at 7:50 P.M.

Respectfully submitted,

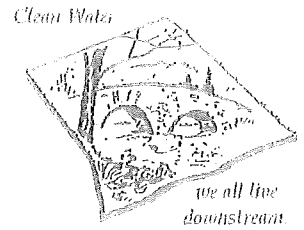
E. Ann Velopolcek, Recording Secretary

Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA



Ann Velopolcek
Secretary



Planning Commission Minutes August 10, 2022

On Wednesday August 10, 2022 the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA. the meeting was held in person and virtually through the Microsoft Teams application.

In Attendance: In attendance were Robert Boileau, Chairman, Scott Clark, Vice-Chairman, Megan Yarashas, James Leiding, Debby York, Ellie Sanchez, Alicia Greico-Myers and Solicitor Michael Gaul. Attorney Richard Campbell from KingSpry Law Firm was also present.

Call to Order: The meeting was called to order at 7:00 P.M. by Chairman Robert Boileau.

Approval of the Agenda and Amendments: There were no amendments to the agenda, no executive sessions to announce. Mr. Boileau announced that the meeting was being recorded.

- There was a motion by Scott Clark and seconded by Megan Yarashas to approve the minutes of June 8, 2022. Motion carried (7-0)

Public Comment: There was no Public Comment at this time.

New Business: There was no new business.

Old Business: Fireworks- Draft Ordinance Review

Mr. Boileau spoke about the recent new legislation from the State regarding fireworks. The Bill (HB2157) created some restrictions on the use of consumer fireworks, regulating the dates and times during which fireworks can be used. There were provisions for display (professional) fireworks also, but those are less impactful to the Township. House Bill 2157 also authorizes townships to create a separate Ordinance to further restrict the use of consumer fireworks in the Township.

Mr. Boileau, having attended a meeting at CJERP, presented the concept that, apart from the permitted uses described in HB2157, the use of consumer fireworks be prohibited in Eldred Township. Megan Yarashas objected. She felt this was too restrictive and suggested the Township adopt the previously discussed idea of allowing a resident to apply for and receive a permit for the use of consumer fireworks at their residence up to 3 days per year, subject to the regulations set by the State.

There was a lengthy discussion about variations of these two ideas, penalties, reporting and enforcement of any change.

Gary Hoffman read the list of various entities that will benefit from the 12% tax that is being imposed on the sale of fireworks (mainly fire company related organizations, for training, enforcement, disposal etc.)

As CJERP is considering the creation of an Ordinance that all 5 CJERP Townships could enact, no action was taken at this time.

Stream Buffers, EV/HQ Streams: Deiter Metzger asked about how any change would affect residential properties.

Ann Velopolcek replied that the DEP regulations that the Township would be adopting are mainly focused on commercial development and current residential uses would be grandfathered.

Other : Mr. Boileau announced that CJERP is working on revising the definition for Agricultural Products Processing which will remove slaughterhouses and tanneries and list those as separate uses. There are Townships with those existing so Eldred would not be required to have those.

There was a brief discussion about requirements for the Industrial Zone, impact fees and what improvements the Township might be responsible to provide.

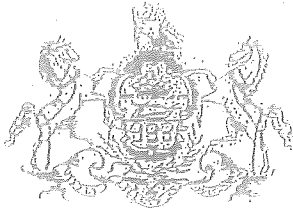
Public Comment: There was no further Public Comment.

Adjournment:

- There was a motion by Megan Yarashas and seconded by Debby York to adjourn. Motion carried (7-0). Meeting adjourned at 8:15 P.M.

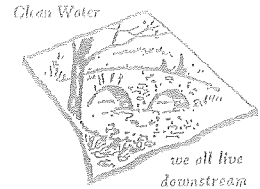
Respectfully submitted,

E. Ann Velopolcek, Recording Secretary



Eldred Township Supervisors

MONROE COUNTY, PENNSYLVANIA



Gary Hoffman, Chairman
Blaine Silfies, Vice-Chairman
Scott Clark, Supervisor

Planning Commission Minutes June 8, 2022

On Wednesday, June 8, 2022 the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA.

In Attendance: In attendance were Robert Boileau, Chairman, Megan Yarashas, Alicia Greico Miers and virtually, Solicitor Michael Gaul. Joining by phone, Scott Clark.

Call to Order: The meeting was called to order at 7:00 P.M. by Chairman Robert Boileau.

Approval of the Agenda and Amendments: There were no additions or changes to the agenda.

Approval of Recording of Meeting: Mr. Boileau announced that the meeting was being recorded.

Approval of the Minutes:

- There was a motion by Megan Yarashas and seconded by Ellie Sanchez to approve the minutes of May 11, 2022. Motion carried (5-0).

Public Comment: There was no public comment at this time.

Old Business: Fireworks- Draft Ordinance Review

Mr. Boileau went over some of the items in the draft Ordinance that Solicitor Gaul prepared and submitted. There was a lengthy discussion about display (professional) fireworks. The proposed Ordinance has a clause requiring a Township Official to inspect the proposed area of an event prior to issuing a permit. This led to a discussion about who would do that, what qualifications would be needed and where to find such an individual. Also, the issue came up about whether the Township should be issuing a permit for these displays and the liability that might create that does not exist now.

After much discussion Mr. Boileau suggested going back to the original (shorter) version which restated the State law requirements and perhaps creating a registration requirement but no Township permit or inspections.

New Business: Stream Buffers, EV/HQ Streams:

Mr. Boileau announced that the Aquashicola and a section of the Buckwha Creeks have attained a designation of "Exceptional Value". As a result, our stream buffers are required to be greater than our Ordinance indicates. After giving a brief history of the designation process, Mr. Boileau stated that the new designation comes with the requirements that the Township is committed to abide by and that the reason to change our Ordinance is for clarification to any readers and to confirm the Zoning Officer's ability to enforce these restrictions. The Commission will be working on an Ordinance revision.

Public Comment: Mary Anne Clausen asked about the status of the return of Agricultural Products Processing to our zoning Ordinance. Mr. Boileau responded that it will be on the next CJERP agenda.

Adjournment: There being no further business:

- There was a motion by Megan Yarashas and seconded by Alicia Greico Miers to adjourn. Motion carried (5-0) Meeting adjourned at 8:32 P.M.

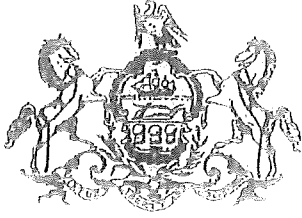
Respectfully submitted,

E. Ann Velopolcek, Recording Secretary

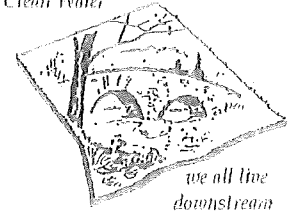
Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA

Clean Water



Ann Velopoleck
Secretary



PC Minutes
May 11, 2022

On Wednesday, May 11, 2022 the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, PA.

In Attendance: In attendance were Robert Boileau, Chairman, Megan Yarashas, James Leiding, Debby York, Alicia Greico Miers and Solicitor Michael Gaul. Joining by phone, Scott Clark.

Call to Order: The meeting was called to order at 7:00 P.M. by Chairman Robert Boileau.

Approval of the Agenda and Amendments: There were no additions or changes to the Agenda.

Approval of Recording of Meeting: Mr. Boileau announced that the meeting was being recorded.

Approval of the Minutes:

- There was a motion by James Leiding and seconded by Scott Clark to approve the minutes of April 13, 2022. Motion carried (6-0).

New Business: There was no New Business.

Old Business: Fireworks

Mr. Boileau presented a draft fireworks Ordinance. He explained that the reason for the Ordinance was to deter offensive use of fireworks that could be excessive and create a nuisance in neighborhoods. He then briefly described the definitions and requirements for "Display Fireworks" (professional fireworks displays).

There was discussion about having a fire company on site for any permitted fireworks displays. There was consensus that this should be part of the permitting process and an application form would be designed which required the Fire Company to sign prior

to the Township approving the application. Any fee for this service would be paid directly to the Fire Company and the Township would not be a party to any agreement between the Fire Company and the Fireworks provider.

Solicitor Gaul will be refining the final Ordinance document with the appropriate language.

Consumer Fireworks were discussed, mainly the dates and times they would be permitted. The planners agreed that Consumer Fireworks would be permitted by right on the three-day holidays that include Memorial Day, Fourth of July, Labor Day from noon until 11 P.M. On New Year's Eve from 6 P.M. until midnight and New Year's Day from 12 A.M. until 1 A.M. In addition, each property (owner) could obtain a permit from the Township for use on his or her property on three "personal celebrations" per year on any other days, with fireworks allowed from 4 P.M. to 11 P.M. on such day.

The Township Secretary will be able to process the personal celebration permits and the fee would be minimal, set by the Supervisors. In the event a resident did not obtain a permit in advance of the use of Consumer Fireworks, the property owner could possibly be granted a permit retroactively, up to the maximum.

Other: There was no other business.

Public Comment: Gary Hoffman reported that he met with COG representatives and heard a report from the conservation district regarding the dumping in Pennsylvania of "dirty" fill. The regulations for fill in New York and New Jersey are stricter than in Pennsylvania, so those states often truck their material to Pennsylvania for disposal. In addition, there is legislation pending that would permit trucks to haul up to 100,000 lbs. There are concerns about road tolerances.

Solicitor Gaul responded to both issues. He stated that, generally speaking, a municipality's zoning ordinance must allow for a legal use to occur in at least some area of the municipality, and cannot exclude the use completely, unless there is a Joint Zoning Agreement in place, in which case, a specific use may be limited to one or more of the joint Municipalities. As result, a municipality may have to allow a lawful landfill/dumping site somewhere in the municipality but could potentially limit it to an area such as the "Industrial" Zoning District.

Mr. Hoffman said the County has a model Ordinance and he will get a copy to the Township.

Regarding the use of Township roads for large, heavy trucks, Solicitor Gaul reminded that if there is a use in the Township by such a company/industry, the Township may be able require a road bond to cover the expense of repairing the roads should they become damaged, but there is a process that needs to be followed, and the matter would have to be researched and analyzed before it could be implemented.

Adjournment: There being no further business:

- There was a motion by Megan Yarashas and seconded by James Leiding to adjourn. Meeting adjourned at 8:32 P.M.

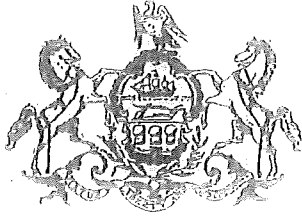
Respectfully Submitted,

E. Ann Velopolcek, Recording Secretary

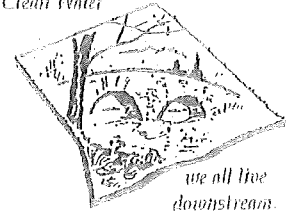
Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA

Clear Water



Ann Velopolcek
Secretary



Planning Commission Minutes April 13, 2022

On Wednesday, April 13, 2022 the Eldred Township Planning Commission met in a regular meeting at 7:00 P.M. at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown. The meeting was held in person and virtually via Microsoft Teams.

In Attendance: In attendance were Robert Boileau, Chairman; Scott Clark, Vice-Chairman; Megan Yarashas, James Leiding, Debby York, Alicia Greico Myers, Ellie Sanchez and Solicitor Michael Gaul.

Call to Order: The meeting was called to order by Chairman Robert Boileau at 7: 00 P.M.

Approval of the Agenda and Amendments: There were no revisions of the agenda.

Approval of any Recording of Meeting: Chairman Boileau announced that the meeting was being recorded.

Announcement of any Executive Sessions: There were no executive sessions.

Approval of the Minutes:

- There was a motion by James Leiding and seconded by Scott Clark to approve the minutes of January 12, 2022. Motion carried (7-0).

Public Comment: There was no public comment.

New Business: There was no new business.

Old Business: Fireworks- Draft Ordinance Review

Mr. Boileau reviewed a proposed fireworks Ordinance that was derived from the Ordinances of several other communities. Some of the issues discussed were:

permitted times and dates for use of fireworks, duration of events, record keeping, enforcement, confiscation, identification, removal and storage.

Mr. John Barborek of "The Fireworks Store" provided a good deal of information and advice about fireworks, this being his profession. He suggested that it would be a good idea for Eldred to have an Ordinance in place regarding "display" fireworks (as used in professional fireworks displays). He explained that this use is regulated by the state and in some instances by the Federal government, that providers are required to be licensed, have appropriate insurances and follow all guidelines and requirements of the law.

There were various comments about which days and times an Ordinance might permit the use of consumer fireworks. Mr. Barborek commented that aside from legal holidays, certain cultural holidays were popular for the use of fireworks.

Supervisor Gary Hoffman expressed concern that enforcement would be difficult. Eldred does not have Code Enforcement personnel available at the time most offences would be occurring and relying on complaints, statements and hearsay evidence of neighbors would not be sufficient in court.

Supervisor Blaine Silfies was concerned with procedures of identifying any "illegal" fireworks discovered, who would be responsible for confiscation, and where and how they might be stored until a trial date.

Mr. Barborek stated that he has attended several meetings in Townships considering a similar Ordinance and agreed that all of those issues are important, and he is not aware of any solutions.

Zoning and Codes Officer Shawn McGlynn explained that this would not be a zoning issue which is subject to civil court but is a health and safety issue which would be a non-traffic citation and a summary offence. He added that it would be difficult to enforce an Ordinance regarding consumer fireworks.

There was some discussion about repeat offenders. Dr. Leiding pointed out that in any complaint, it would mainly be about the noise which could be covered by our Zoning Ordinance.

Supervisor/Planner Scott Clark added that a neighbor dispute of this type should be referred to the State Police as a disturbance of the peace.

Debby York (retired magistrate) said the standard by which someone could be convicted (of such a summary offence) would be proof of the individual who "lit the fuse". She added that proof of that would be very difficult to obtain.

Solicitor Gaul agreed that physical evidence would be required and gave the example of a breathalyzer analysis in the case of an intoxicated driver.

After much discussion, Mr. Boileau said he had enough comments to proceed with preparing a proposed Ordinance.

Other: There was no other business.

Public Comment: There was no Public Comment

Adjournment: There being no further business:

- There was a motion by James Leiding and seconded by Megan Yarashas to adjourn. Motion carried (7-0). Meeting adjourned at 9:10 P.M.

Respectfully submitted,

E. Ann Velopolcek, Recording Secretary

March Meeting Cancelled

February Meeting Cancelled

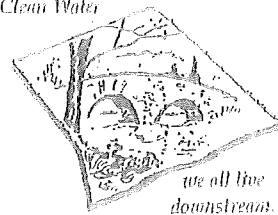
Eldred Township Planning Commission

MONROE COUNTY, PENNSYLVANIA

Clean Water



Ann Velopolcek
Secretary



Planning Commission Minutes January 12, 2022

On Wednesday, January 12, 2022 the Eldred Township Planning Commission met at 7:00 P.M. in a regular meeting at the Eldred Township Municipal Building, 490 Kunkletown Rd. Kunkletown, Pa.

In Attendance: In attendance were Robert Boileau, James Leiding, Scott Clark, Megan Yarashas, and newly appointed members Alycia Grieco Mier and Ellie Sanchez.

Election of a Temporary Chairman:

➤ There was a motion by Scott Clark and seconded by James Leiding to elect Megan Yarashas Temporary Chair for the purpose of the election of Planning Commission Officers.. Motion carried (6-0).

Election Of Officers

Ms. Yarashas opened the floor for nominations.

➤ There was a motion by James Leiding and seconded by Scott Clark to elect Robert Boileau as Chairman. Motion carried (6-0).

➤ There was a motion by Megan Yarashas and seconded by James Leiding to elect Scott Clark as Vice-Chairman. Motion carried (6-0).

➤ There was a motion by Scott Clark and seconded by James Leiding to elect Megan Yarashas as Secretary. Motion carried (6-0).

Ms. Yarashas then turned the meeting over to Chairman Robert Boileau to preside over the remainder of the meeting.

Approval of the Minutes:

➤ There was a motion by Scott Clark and seconded by James Leiding to approve the minutes of November 10, 2021. Motion carried (4-0). (Ms. Sanchez and Ms. Mier abstaining as they did not attend that meeting.)

Chairman Boileau and all the Planners welcomed the two new planners, Ms. Ellie Sanchez and Ms. Alycia Grieco Mier.

Adjournment:

➤ There was a motion by Ms. Mier and seconded by Ms. Sanchez to adjourn. Motion carried (6-0). Meeting adjourned at 7:40 P.M.

Respectfully submitted,

E. Ann Velopolcek, Secretary