

Clifford Township Planning Commission

Minutes of the June Meeting

June 11, 2013 6:00 pm

Present: Larry Wilson (Vice Chairman), Sally Fischbeck, Dick Vauter, Chris Marcho (Supervisor), Bob Schreiber (Secretary). Absent: Bob Clementoni (Chairman), Sally Roberts.

The Planning Commission Meeting was called to order at 6:08 pm by Larry Wilson.

The minutes of the May 14, 2013 meeting were reviewed. A motion to accept the minutes were moved by Sally Fischbeck, seconded by Dick Vauter. All were in favor.

The minutes of the May 22, 2013 Official Public Planning Commission meeting were reviewed. A motion to accept the minutes were moved by Chris Marcho, seconded by Larry Wilson. All were in favor.

Old Business

Ballantine Compressor Station Tour. The gas company offered Chris Marcho to organize a tour of the station on Wednesday, May 22nd at 10 AM. The tour was attended by Bob Clemintoni, Larry Wilson, and Sally and Tom Roberts. There were also 4 to 5 members from the Clifford Fire/Ambulance Company in attendance. Larry reported that the gas company did a nice job showing people around. The compressor building was well designed. There were currently two compressors in operation with space for three more. The building was well sound-proofed to meet the current decibel level ordinance for the small size of the property requiring a decibel level limit based on distance from property vs. nearest residence. The project had been started with an older ordinance which required a waiver of setbacks for the smaller property, but still required the current noise level ordinance.

New Business

Lot Line Adjustment. Mr. James Pettinato presented preliminary plans for a lot line adjustment to make four (4) lots out of 5 (five) deeded parcels within the Clifford village. The plan is to separate the existing buildings (Big Dipper, Post Office, and National Auto) so that each will have its own separate deed. The plan

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also established a 30 foot right of way so that each adjacent owner can use the area for ingress, egress and regress in the event of any future conveyance (this may require a waiver to Clifford Township's 50 foot setback ordinance. Advising that the plans were incomplete Mr. Pettinato was looking for the planning commission to provide any recommendations and suggestions before making a formal submission. The commission recommended some changes to the plan and suggested that the plans be shown, informally, to the Susquehanna Planning Commission along with a letter of intent for the lot line adjustment.