

DALLAS TOWNSHIP PLANNING COMMISSION

Tuesday, December 11, 2018

The Dallas Township Planning Commission held their monthly meeting on Tuesday, December 11, 2018 at 7:00pm at the Municipal Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

PRESENT: CHAIRMAN, JACK DODSON, ROBERT BESECKER, JR., DAN JONES, CHARLES KISHBAUGH, WALTER BELCHICK, ZONING OFFICER, CARL M. ALBER, TOWNSHIP ENGINEER, THOMAS J. DOUGHTON, SOLICITOR, WILLIAM J. McCALL, AND SECRETARY, TAMMY MILLER.

Chairman, Jack Dodson, called the December meeting of the Dallas Township Planning Commission to come to order. Chairman, J. Dodson, asked for a motion to accept the Minutes and Treasurer's report from the previous meeting. Motion was made by C. Kishbaugh and seconded by W. Belchick. Motion was carried.

TACO BELL - DALLAS - Received a letter from Taco Bell for time extension, Solicitor, McCall stated it is not acceptable because of the wording. It will have to be revised. They still have until January 7, 2019 to get the revised letter in.

MISERICORDIA UNIVERSITY - Campus Improvement - Phase II - Science Building Addition
Nick Argot from Borton-Lawson Engineering. N. Argot stated he is here to discuss the MU Campus Improvement projects. Earlier this year they received approval for Phase I- parking lots; which have been constructed and will be moving onto Phase II in the spring, which is the construction of the building addition. We submitted preliminary land development plans and received a NPDES Permit for Phase I & Phase II. All Engineers comments have been addressed. **The only outstanding item is the Sewage Planning Module, which we are still waiting for DAMA to release the EDU's.** I was hoping to receive Conditional Approval. The condition being that we get the sewage planning module approved through DEP before we get started with the project. I believe Tom said there was still money in the Escrow Fund Account. T. Doughton stated Tammy and I just went over the account funds and there is \$500.00 left in the account. Tom said there certainly isn't enough monies in there to carry out the project. N. Argot stated but we can always add to it, if we need to. Secretary, Miller said yes, you can do that, you've done that in the past.

Atty., McCall said because the nature of the plans is a complexed plan; I think it would be better practice if we were to hold off the conditional approval at this point; until the additional Escrow funding has been approved by Twp., Solicitor and Twp., Engineer. I would rather the commission not issue a Conditional approval subject to receipt of the DEP exemption, until such time as you have worked out the Escrow. So, when we make it conditioned upon, due to the moratorium; that is the only issue that needs to be resolved. I would think that by next month you will be in a position to have resolved the Escrow issue.

Twp. Engineer said so, the project isn't going to start until next year and the construction schedule hasn't change at all? N. Argot said no, it's scheduled to start Phase II for construction in April. Tom said he would have to go over the construction schedule, in order to calculate an amount for the Escrow fund.

N. Argot said addition to the Escrow fund account; I submitted a letter on behalf of Misericordia University, to grant the Commission an extension on their decision making until the April, 2019 meeting. Atty. McCall looked over the letter and stated it is fine.

MISERICORDIA UNIVERSITY - Final Land Development Plans for the Trocaire for Final Land Development Plans were approved by the Board in June of this year. When he went to record the plans, it was past the 90-days. He talked with Atty., McCall and he recommended that I come before the planning commission again and get a re-approval. The plan sheets still look the same as before when you approved them. You will just be re-signing the cover sheet and a new block.

Atty., McCall stated this just calls for re-approval; Tom there is no difference? T. Doughton stated nothing has changed; the Final Inspection has been completed. Atty, McCall said we need a motion to re-approve the plans. Chairman, Dodson said we need a motion to re-approve the plans. Motion was made by D. Jones and seconded by R. Besecker, Jr. Motion was carried.

Motion to adjourn was made by D. Jones and seconded by R. Besecker, Jr. Motion was carried.

There being no further business, the meeting adjourned at 7:15p.m.

Respectfully submitted,

Tammy L. Miller

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