

DALLAS TOWNSHIP PLANNING COMMISSION
Tuesday, September 10, 2019

The Dallas Township Planning Commission held their monthly meeting on Tuesday, September 10, 2019 at 7:00 pm at the Municipal Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

ATTENDANCE

PRESENT: ACTING CHAIRMAN, ROBERT BESECKER, JR., MEMBERS - CHARLES KISHBAUGH, DAN JONES, WALTER BELCHICK, TOWNSHIP ENGINEER, THOMAS J. DOUGHTON, SOLICITOR, BENJAMIN R. JONES, SECRETARY/TREASURER, TAMMY MILLER. ABSENT WAS CHAIRMAN, JACK DODSON, and ZONING OFFICER, CARL M. ALBER.

MINUTES and TREASURER'S REPORT

Acting Chairman, Robert Besecker, Jr., called the September meeting of the Dallas Township Planning Commission to come to order. Acting Chairman, R. Besecker, Jr., asked for a motion to accept the Minutes and Treasurer's report as presented. C. Kishbaugh made a motion to approve them and seconded by W. Belchick. Motion was carried.

MAPLE STREET SUBDIVISION – Lawrence LaRue from Milnes Engineering was representing on behalf of Gary Farber. L. LaRue stated that Wyoming Valley Sanitary Authority (WVSA) has provided them with six (6) EDU's to service 2400 gallons per day that would be generated by the proposed subdivision. We have gotten everything to them, but they have to sign their portion of the component 3 planning. We have provided DAMA and Mr. Keiper a design for the sewer extension on Tuesday, August 20, 2019. We have not heard back from Tom Keiper, on any review comments that he may have on that. He will not provide the Component 3 until he is satisfied with the extension. It is around two-hundred fifty-eight ft., extension. Some of the pipe already existed there, beforehand. He believes only one hundred-fifty feet (150') needs to be extended; two (2) manholes and four (4) laterals according to that. With that being said, LaRue asked for Conditional Approval; conditioned upon receiving the sewage planning module.

Mr. LaRue said he believes all engineer comments have been complied with. NPDES Permit has been obtained. A letter for the wetlands was provided and also, a letter from the fire company; asking for a hydrant at the end of Maple Streets, cul-de-sac.

T. Doughton stated everything has been complied with except for Sewage Facility Planning Module from DEP. Secretary Miller stated none of the agreements have been received, thus far, including the HOA agreement. Mr. LaRue stated that Atty., McCall and Atty., Roberts were handling those issues, but stated that he would get us copies. Unfortunately, he did not have copies with him. T. Doughton stated we need executed Developer's agreement, O&M Agreement (storm water) and Developer's Agreement from DAMA. Doughton stated DAMA won't give their Developer's agreement until the Planning module is approved. Mr. LaRue stated he believes it is going to be part of the engineering drawings for the extension Tom Keiper is reviewing now. Once he accepts the design for the sewer extension, then we can execute the Developer's Agreement between Gary and his partner and DAMA.

Atty. Jones asked LaRue if he had a permit for earth disturbance? He replied yes, he does.

T. Doughton stated the Planning Commission granted G. Farber to start site work, however, it is at his own risk. He has approval from the Conservation District for the NPDES Permit.

T. Doughton stated the outstanding issues are:

- 1) **Sewage Facility Planning Module**
- 2) **Developer's Agreement from (DAMA)**
- 3) **Developer's Agreement (Twp.)**
- 4) **O&M Agreement (Storm water)**
- 5) **HOA (Home Owners Association) Agreement.**

LaRue stated this is just for Conditional Preliminary Plan Approval.

Acting Chairman, R. Besecker, Jr., asked for a motion for Conditional Preliminary Plan Approval based on receiving all five (5) documents.

D. Jones made a motion to approve **Conditional Preliminary Plan approval** conditioned upon the receipt of five (5) documents listed above. C. Kishbaugh seconded the motion. Motion was carried.

Tom Doughton briefly discussed with the Planning Commission members regarding an on-going issue with the time frame on Conditional Plan Approvals. Right now, conditional plan approvals could go on for at least a five (5) year period. Doughton said he would like for the Planning Commission members in writing a letter recommending to the supervisors to possibly consider amending the five (5) year timeframe to one (1) year or less. PC Board members agreed to look into it further, before making a decision.

Motion to adjourn was made by C. Kishbaugh and seconded by W. Belchick. Motion was carried.

There being no further business, the meeting adjourned at 7:30 PM

Respectfully submitted,

Tammy L. Miller

Tammy L. Miller, Secretary-Treasurer
Dallas Township Planning Commission