

DALLAS TOWNSHIP
PLANNING COMMISSION

November 10, 2020

****MINUTES****

The Dallas Township Planning Commission held their monthly meeting on Tuesday November 10, 2020 at 7:00 pm in the Administration Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

PRESENT

The following individuals were present and wearing masks, prior to the meeting had temperatures taken, hand sanitized, and social distancing. CHAIRMAN; Jack Dodson, MEMBERS; Robert Besecker, Jr., Dan Jones, Charles Kishbaugh, TOWNSHIP ENGINEER; Thomas J. Doughton, SOLICITOR; William J. McCall, SECRETARY/TREASURER; TAMMY MILLER, TWP., MANAGER Martin Barry and SURVEYOR Randy Perry.

ABSENT: Zoning Officer; Carl M. Alber.

Approval of Minutes and Treasurer's Report:

Motion by **C. Kishbaugh** seconded by **R. Besecker, Jr.**, to approve the minutes from October 13, 2020 meeting and treasurer's report from October, 2020. Motion carried.

Maple St. Subdivision – Solicitor McCall said he prepared the necessary agreements and sent it to Mr. Roberts concerning the Escrow of fees for the construction scheduling. McCall asked T. Doughton if anyone has been in touch with him regarding this issue. T. Doughton said he spoke with the developer on this issue and told him to get it to Secretary Miller so that it is stamped and recorded. He told Doughton that he will get with his Engineer and get one to her.

Solicitor McCall said he advised Atty. Roberts before the last meeting, that it was necessary to be here. Atty., Roberts has the Escrow Agreement in his hands and when it is signed and returned, then they can formulate the schedule and the inspections will have to determine what fees are necessary to cover that. McCall said he will speak to Atty., Roberts tomorrow. T. Doughton stated he discussed the escrow with Secretary Miller and she said there is still \$1,280.00 in Escrow. **Just waiting on agreements to be signed.**

Geisinger Clinic, Dallas - Randy Perry from Northeast Surveyors was representing on behalf of Geisinger Clinic, Dallas. Property is located at 114 Lieutenant Michael Cleary Drive, Dallas, Pa. R. Perry stated this is from a previous subdivision regarding lot #3 and lot #4 that Dorchester owned across the street and adjoins to the property of the Geisinger Clinic. The last subdivision was from the Anthracite Scenic Trail Association which cut is the remaining portion from that and the Geisinger lot across the street. What we are proposing is to enlarge the Geisinger lot, which is still in the name of Dorchester Land Development, LLC. The existing Geisinger lot is 4.02 acres and will increase to 6.97 acres. All we are doing is re-aligning those two (2) lots lines. The other lot is going from 6.86 acres down to 3.91 acres. R. Perry stated that Dorchester owns both lots.

T. Doughton commented there were no comments from Luzerne County Planning Commission.

Solicitor McCall stated since no recording is required at this point, other than showing reconfiguration when Final Plan is approved.

Robert Besecker, Jr., made a Motion to “GRANT” Final Plan Approval for Geisinger Clinic subdivision, seconded by Charlie Kishbaugh. Motion carried.

YALICK FARMS - Tim Connelly from Tetra Tech said this is the latest condominium plaza drawing that was done in May of 2016. It does show the phases and we can get this up to date as well as the “as built” plans that T. Doughton is looking for. T. Doughton stated your supposed to be come in once a year to update the letter. The unit prices have never been done in fourteen (14) years. Atty. Angelo Terrana stated he understands that but the plan hasn’t altered other that what this Board had agreed to by way of an event. I don’t think we need to change the plan. T. Doughton stated we just need to see where were at on the plans.

T. Connolly shows from the drawing there is a new dialysis building. P. Dunford said the last thing we changed was the eight (8) units to twelve (12) units. Four (4) years have passed since the last alteration on the plans regarding the plex’s.

P. Dunford asked if they are going to be held up from receiving building permits for the single units. The response was No. Solicitor McCall, stated however, all that remains on the initial financial security somewhat of \$142,000.00. We don’t know how much is required to complete this phase nor is there anything signed by the parties indicating of the responsibility of the developer to pay any **** fees, for engineering inspections. ***MULTIPLE TALKING*** P. Dunford stated we pay those fees directly. A. Terrana stated to T. Doughton for him and T. Connolly to get together to check on the status of the infrastructure work and to make sure the Bond is placent.

Solicitor McCall stated the township has recourse; if all fees are not paid, we can refuse to release the last of the financial security, because the requirement is that for permits supposedly are issued their last full payment of all facility fees have been built. **MULTIPLE TALKING** A. Terrana said if the township is looking for an Escrow to be posted; Perry and Jay don’t have a problem with doing that. I understand that your SALDO mandates it. They will be happy to do it.

There are 283 units to be built here. There are 130 left to be built. T. Doughton said just bring us up to speed on where you’re at and what’s being done. This needs to be done on a yearly basis.

A. Terrana reiterated as to what needs to be accomplished: We are okay with getting building permits; Tim will have a discussion with Tom in relationship on where the infrastructure is and that lines up where the line of credit is in your possession and then we will come back year to year to let you know where we are and the progression of this development.

ADJOURNMENT

R. Besecker, Jr., made a Motion to adjourn the meeting, seconded by C. Kishbaugh and carried. There being no further business, meeting adjourned at 8:16PM.

Respectfully submitted,
Tammy L. Miller
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PC Secretary/Treasurer