

PLANNING COMMISSION MEETING  
\*\*MINUTES\*\*  
WEDNESDAY, NOVEMBER 9, 2022

The Dallas Township Planning Commission held their monthly meeting on Tuesday, November 9, 2022 at 7:00pm in the Administration Building located at 105 Lt. Michael Cleary Drive, Dallas, Luzerne County, Pennsylvania.

**ATTENDANCE**

The following individuals were present: **(Chairman)** Jack Dodson, **(Members)** Robert Besecker, Jr., Dan Jones, Charles Kishbaugh, **(Solicitor)** William J. McCall, **(Twp., Engineer)** Thomas J. Doughton, **(Zoning Officer)** Russell Coolbaugh, **(Twp. Manager)** Martin Barry, and **(Secretary/Treasurer)** Tammy Miller. Also in attendance were Lindy LaRue, Angelo Terrana, Esquire. There were not any participants via Go To Meeting.

**ABSENT: (Member)** Dan Mulhern

**Approval of Minutes and Treasurer's Report:**

Chairman J. Dodson called the meeting to order, followed by the pledge of allegiance. **C. Kishbaugh** made a motion to approve the **Minutes** from October 11, 2022 Meeting and **Treasurer's report** from October, 2022. **D. Jones** second the motion. Motion carried.

**MAPLE STREET ESTATE** – Attorney Angelo Terrana spoke on behalf of Gary Farber, developer/owner of the property. A. Terrana stated Mr. Farber was trying to have everything done to receive final approval tonight, but wasn't aware that he needed to bond the project in order to get the final approval. That has been the delay of getting everything. There is very limited infrastructure work that needs to be done in getting us to the finish line. Terrana stated he believes that it is somewhere in the fifty thousand (\$50,000) dollar range, is what would be needed. Lindy Larue from Milnes Engineering stated that it would be a little bit more than that now. There are some unit costs for the paving itself and additional costs for the rain guard and swale restoration for the roads itself. The road is in, but the swales do need some work. Each individual lot has a rain garden proposed for it, for storm water. Gary will be bonding those, that way when each house gets built, obviously, he'll put a pipe in for the driveway and then the rain garden based on the size of the house and driveway. It will end up being included in our bid bond and go to the township for approval. You can see the cul-de-sac has been constructed; electric is in, water is in, sewer has been extended and the fire hydrant is in, at the fire companies request for the location. There's the storm water pond with a fence around it and he'll have to bond that as well.

Terrana stated as you are aware, there are a series of documents that are required in regard with the approvals. Terrana provided those to both your Solicitor and Secretary. The DAMA Development Agreement has been worked out with Jeff Malak, who is DAMA's solicitor and came to a final form, in which that was shared, and provided our developer's documents as well. We think those are in position. Once we have the number for the bonding amount and Tom's inspection fee, they will be in final form and ready for execution. Solicitor McCall stated you will have Attorney Mosca who will have to determine the acceptability of financing. As soon as you get your format you should get it to Tom.

Chairman Dodson asked T. Doughton if he had any comments. Doughton replied no, he sent Lindy an email the other day. Did a preliminary inspection of some things that need to be added to the estimate. Otherwise, they're in good shape. Chairman Dodson asked Solicitor McCall if he had any comments. McCall stated as Attorney Terrana indicated, he has the various documents that we are requiring and in the form we prescribed; they are acceptable. We have no jurisdiction over what DAMA finds acceptable.

With having conditional approval already, you provide those documents and Jack will come sign the plans.

*It would be appropriate to have a motion to issue a conditional final approval subject to the confirmation by the Township Engineer of the corrective funds that will be the subject of the performance guarantee and conditioned upon attorney Mosca's review and approved financial guarantee on behalf of Dallas Township.*

Chairman Dodson asked for a motion for conditional final plan approval. **R. Besecker, Jr. made a motion to grant Conditional Final Plan approval. Seconded by D. Jones. Motion was carried.**

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**SALDO** – Twp. Manager M. Barry stated we are two and a half years into this project and providing everyone a draft paper copy to review; following the current SALDO Ordinance that the Planning Commission has thirty (30) days to review. If anyone has comments regarding it, please email them, before the next meeting, December 13, 2022. The checklist for the SALDO is also going to be updated and placed in the SALDO. The consultant went through everything in the ordinance, made recommendations and is now providing us a template for the checklist. We will hand that out to everyone, next week. R. Besecker, Jr. asked if the checklist will be attached to this. T. Doughton stated it has to be a part of the ordinance. T. Doughton stated that DEP now sends a completeness letter or an incompleteness letter.

D. Jones asked is there anyway that tells us which sections have been changed, in some way? M. Barry stated that the entire document has been restructured. D. Jones stated we would have to go page by page. Solicitor McCall replied that would be hard to do. M. Barry said he will get the redlined version and email it to everyone next week. Secretary Miller stated she will email a copy of the old checklist to everyone after the meeting.

*Dan Jones stated he is unable to attend the next meeting.*

**PUBLIC COMMENTS:** None

*Next Meeting December 13, 2022 at 7pm.*

**ADJOURNMENT:**

R. Besecker, Jr. made a **Motion to adjourn**, seconded by Dan Jones and carried.  
The Meeting adjourned at 7:30 pm.

Respectfully submitted,

*Tammy L. Miller*

Tammy L. Miller, Secretary-Treasurer