

STOCKERTOWN BOROUGH PLANNING COMMISSION MEETING
Minutes of Planning Commission Meeting
held
Tuesday, February 16, 2021 at 7:30 pm
at the Stockertown Borough Municipal Building
Social Distancing and Masks Required

Meeting called to order by Sean Dooley.

Attendance: (Y=yes NR=No with Regrets N=No)

Planning Commission

Sean Dooley Y
 Bryce Good Y
 A. Joseph Gosnell Y
 Kathleen Zdonowski Y

Borough Staff

John Soloe, Zoning Officer NR
 Gary N. Asteak, Esq., Borough Solicitor NR
 Phillip Malitsch, Hanover Engineering Y

The Planning Commission took a moment to recognize Joel Zingone for his many years of service to the Planning Commission. Mr. Zingone has resigned from his position on the Planning Commission.

Organization:

Chair

Nominated Sean Dooley
 Motion by: A. Joseph Gosnell Seconded by: Kathleen Zdonowski
 Yea 4 Nay 0 Passed: Y

Vice-Chair

Nominated A. Joseph Gosnell
 Motion by: Sean Dooley Seconded by: Bryce Good
 Yea 4 Nay 0 Passed: Y

Secretary

Nominated Bryce Good
 Motion by: Sean Dooley Seconded by: A. Joseph Gosnell
 Yea 4 Nay 0 Passed: Y

Public Comment on Non-Agenda Items:

No public comments

Minutes:

Minutes of September 15, 2020 X Approved Approved as noted
 Motion by: A. Joseph Gosnell Seconded by: Bryce Good
 Vote: 3 to 0 in favor with Kathleen Zdonowski abstaining as she was not in attendance on September 15, 2020
 No meetings held in October, November, and December 2020 or in January 2021 – no Agenda

Old Business:

Grandview Estates – Preliminary Subdivision Plan: TABLED UNTIL FURTHER NOTICE

Joshua Tree – Commercial Land Development Plan: TABLED UNTIL FURTHER NOTICE

New Business:

Forks Church – Minor Subdivision Plan Review

Applicant: Neil Werkeiser – Treasurer of Forks Cemetery
Bob Black – President of Forks Cemetery
Ryan Dentith – Stateline Engineering

Mr. Dentith, on behalf of the applicant, presented that the intent is to subdivide the house from the cemetery.

Mr. Dentith referenced the comment letter from the Borough engineer. He asked if a zoning variance would be required.

Mr. Dooley responded that he had spoken to Mr. Soloe about the application and that the proposed subdivision would require a dimensional zoning variance.

In response to Mr. Malitsch’s inquiry to the reason for the subdivision, Mr. Werkeiser stated that the cemetery has a financial need in order to support operation of the cemetery and the house was a part of the property acquisition in the 1940s as a residence for the caretaker, which is no longer needed.

Mr. Dentith stated that there were no other items of discussion from the letter beyond the waiver requests (discussed below).

Borough Solicitor: Not present

Zoning Officer: Not present

Borough Engineer:

Mr. Malitsch stated that an access easement for use of the driveway needs to be provided.

Mr. Malitsch stated that the plans need to show/locate utilities and note any impacts on the proposed lot lines.

Mr. Malitsch inquired about the garden and associated fence that appears to be outside of the existing/proposed lot lines. The applicant stated that both have been in use with permission of the adjoining landowner.

Mr. Malitsch stated that a less and excepting deed could be a satisfactory substitute for closure of the residual lot’s deed.

Public Comment: No public comment

Planning Commission:

Mr. Dooley stated that no substantive changes to the Borough engineer’s letter are being requested. The remainder of the Planning Commission agreed that the possibility of moving the

application along to the Borough Council once the waivers in the letter are discussed and the deed and zoning matters are addressed.

The nine waiver requests as outlined in the February 11, 2021 letter from Stateline Engineering, Co., LLC were discussed in detail.

1. *§ 213.12.A.1 & 213-13.B.2.a - The requirement for the plan to be submitted in color format.*
4-0 vote to agree to waiver request with no issues or discussion.
2. *§ 213.12.D.7 – The requirement that all natural and man-made features within 200-feet of the subdivision tract be shown.*
4-0 vote to agree to waiver request with no issues or discussion.
3. *§ 213.12.D.8 – The requirement for contours to be shown.*
4-0 vote to agree to waiver request with no issues or discussion.
4. *§ 213.13.C.1 – The requirement for a Final Plan checklist to be submitted.*
4-0 vote to agree to waiver request with no issues or discussion.
5. *§ 213.16.C.2 & 219-17.D.1*
 - a. *The requirement for a closure report for the parent tract and a legal description for the Residual Lot 2.*
4-0 vote to agree to waiver request as long as the applicant provides a description for both lots to the satisfaction of the Borough Solicitor and Borough Engineer.
6. *§ 213.21.A.2 – The requirement that side lot lines be at right angles to or radial to street lines.*
4-0 vote to agree to waiver request with no issues or discussion.
7. *§ 213-21.D – The requirement for the existing driveway to have an approved PennDOT Highway Occupancy Permit.*
4-0 vote to agree to waive this request conditioned on the addition of notes to the plan drawings to the satisfaction of the Borough Solicitor and Borough Engineer that state that the applicant be responsible for a Highway Occupancy Permit if one becomes required or provide the owner of the subdivided parcel an alternative permanent access.
8. *§ 213.26.B.2.b – The requirement that utility/drainage easements be 20'-wide (centered on proposed property lines).*
4-0 vote to agree to waiver request with no issue or discussion.
9. *§ 213-34.E – The requirement for concrete monuments to be placed as corner monumentation.*

