

**NEWTON TOWNSHIP
PLANNING COMMISSION MEETING
July 26, 2023**

Members Present—D. Scot Haan, Steve Sartori, Karen Lilik, James Norton and Gary Martenson.

Absent: Gregg Raino and Bob McMinn

Meeting called to order at 7:34 PM with the Pledge of Allegiance to Flag.

Announcements: None

General Meeting

Minutes: Lilik motioned to accept the minutes of the June 28, 2023 meeting, 2nd by Norton. Motion voted, all in favor, Sartori and Martenson abstained.

New Business:

Kinney-Pensak Subdivision: Don Julien, Surveyor, was present to discuss plans received for a minor subdivision on Valley View Drive. The entire piece is 23 acres containing a house and detached garage. They intend to break off 1.37 acres that contains the house and divide the remaining lands into 8 acres and 14 acres with the intent of building two single family dwellings. LCRPC recommended approval. DEP modules were submitted with the plans. Haan questioned the modules because there is a perc located on the maps as ‘105’ and ‘105’ in the module packet is blank. Dave Garvey, assistant SEO, will need to be consulted for an explanation before Haan will sign off. On the parcel that contains the house with existing well and septic, discussion ensued that the well and septic are too close together as well as the alternate site. Per DEP, 100 feet is required between the well and septic. Two new driveways were put in that requires driveway pipes. Driveway permits were already obtained but the driveways are not on the maps.

Unfinished Business:

Terra Manor: Dave Lapotka, Reuther Bowen and Shannon Cross, developer, were present to discuss the answers to the review done by the township engineer. After some discussion regarding the possibility of needing a driveway permit for Griswell Road, the developer will block off from being used. Plans will be signed and sealed now for submission, not after they have been accepted, per our ordinance. The following waivers are requested: 1. Lot #35 has only a 25’ right-of-way, 50’ is required – Planning Commission recommends approval. 2. A waiver from a 6’ shoulder to a 3’ shoulder – Planning Commission recommends approval with consideration of the following - Sartori asked them to investigate offsetting the swale 1’ from edge of shoulder. This would essentially give them a 4’ shoulder. Terra Manor stated they could and would look at this idea. 3. A waiver is requested for the roadway centerline radius from 150’ to 35’. Sartori questioned this and recommends a truck turning template on the curves from the edge of the shoulder to top of swale – Planning Commission agrees with Sartori. 4. A

waiver is requested to not having shade trees and outlined in the ordinance. A list of all waiver requests can be located on the newly submitted plans on page C0-2. By-laws, covenants and public offering statement will be submitted to the solicitor for review. Lapotka and Cross will attend the General Meeting of the township supervisors on August 14, 2023.

Pave Cut Ordinance: Outstanding.

SAPA: The Planning Commission discussed that we are now waiting on Dunmore to sign, which may be a while. They are requesting that the supervisors enact the ordinance that requires a minimum 2-acre lot. **Motioned by Martenson and 2nd by Norton. Motion voted, all in favor.**

Red Barn Village: Haan discussed that he has been contacted by the new owner and he wants to add six individual units for rent. It was discussed that the maximum area of use may have already been reached. Haan and Lilik will look through their records to see if they have any information from back then.

Public Input: None

Being no public input, **motion by Lilik to adjourn at 9:26PM, 2nd by Sartori. Motion voted, all in favor.**

Respectfully submitted by Francine Fawcett.