



**TOWAMENSING TOWNSHIP PLANNING COMMISSION  
July 10, 2023 – 7:00 p.m - Minutes**

**Pledge of Allegiance**

**Roll Call:** Rick Mertz-**absent**, Chairman-, Dwight Eisenhower, Vice-Chairman; Board Members, Dave Beers- Penny Kleintop- Robert Ziegenfus-, and Bruce Miller, Jenny Cheng – Solicitor- **absent**; Greg Haas, Township Engineer; Carl Faust, Zoning/Code Enforcement Officer- **absent**; Jessica Ahner, Secretary.

**June 12, 2023 Planning Commission Meeting Minutes-** Motion to approve minutes by Bruce and 2<sup>nd</sup> by Robert– **AIF – Motion Carried**

**Public Participation:**  
None

**Old Business:**

**Ruch, Jeffrey (Estate) – Minor Subdivision–105 East Ruch Rd** - Brad Rock is the engineer representing the Ruch estate. He had a chance to look over our engineer review comments and they look pretty straight forward. An overview of this Subdivision is Jeffrey Ruch owned the single lot and passed away. Tabatha Burger, his daughter is in control of the estate. They seem to have some kind of tax lien on the property and need to sell the lots. Her sister lives in the trailer on lot#1, Lot 2 they were renting out that house but intend not to rent anymore and sell lot #2. They plan to use that money to pay off whatever debts they owe and have a clean slate moving forward. I am letting you know that you know that they are a little tight on funds. Brad submitted a waiver request for steep slope delineations on the Plan because nothing on the lot is over 15% grade. SEO is scheduled to do testing on septic areas on both lots. Both lots currently have in-ground septic systems. Greg asked Brad if he spoke with Carl to see if he wants anything labeled non-conforming on the Plan. Brad will continue to reach out to Carl. Brad will add updated test locations for the septic systems to the Plan. Greg's recommendation on the waiver is fine. A motion was made to recommend conditional approval of the Plan subject to satisfactorily addressing the outstanding issues in Greg's Review #2 letter dated July 7, 2023, by Robert and 2<sup>nd</sup> by Dave – AIF – Motion Carried. A motion was made by Bruce to recommend approval of the waiver request for steep slope delineations. Penny 2<sup>nd</sup> the motion -AIF – Motion Carried.”

**George, Kenneth & Lorretta – Minor Subdivision – 630 Snyders Rd** – Jerry George said this will need to be on hold. Does not want to pay large penalty. He will need to have his plans changed to 3 acres. Jerry is asking for a letter from township saying he is only doing a plan for 3 acres. A letter cannot be written until Jon the surveyor submits the plans for the change of 3 acres to the planning commission. Jerry then asked if a letter can be written from township to say no BOG study needs to be done? No, we cannot, this needs to go through DEP. He was told there is no way around the study. Plan was tabled.

Plans for Bruce & Kristine George were signed

**New Business**

**Robert Chevalier** - Submission of letter for interest in planning commission. Current President of the Lakeview Property Owners Association and show interest in filling position.

**Roy & Linda Christman – Kibler School Transfer of Lot** – Palmerton Area Historical Society currently has a long-term lease with the Christman family for a tract of land on which to display the Kibler one-room school and associated outbuildings. Kibler school lot is already subdivided off of the Christman Property. The want to sell the school to the Palmerton Area Historical Society for \$1.00. They want to do this because they do not want to burden any new owner of the property to deal with the end of lease in 2096. They also want to make sure the school is always taken care of. They are going to proceed with the transfer.

**Officials:**

Zoning Officer Report available in Township Office

Next Planning Meeting August 14, 2023

Next Board of Supervisor Meeting: August 3, 2023

**Discussion:**

Discussed Schoolhouse and Turtle Study

**Adjournment: Penny made motion to adjourn @ 7:39 pm and Robert 2<sup>nd</sup> – AIF – Motion Carried**

**Respectfully Submitted – Jessica M Ahner, Secretary**