

## Virtual Meeting Instructions for Viewing and Participating

Planning Commission Members and Staff will meet in person. Applicants, Applicants' representatives, and the public are also able to attend the meeting in person. A virtual meeting option for the public is also being made available.

### How to Watch

The public meetings can be viewed in the following way:

- **By accessing the meeting using the ZOOM link provided at the beginning of the agenda.** You can sign-up for a free ZOOM account or continue as a guest. Once you have downloaded the app to your smart phone, joined from your web browser or downloaded the ZOOM software on your computer, you will be ready to join the meeting.

If you previously signed up for ZOOM, you can enter the Meeting ID and passcode listed on the top of the agenda.

### How to Join with No Smartphone or Computer

If you don't have a smart phone or computer to access the meeting via ZOOM, you can participate on the phone by calling the toll free number listed at the top of the agenda and entering the Meeting ID and passcode when prompted.

### How to Participate and Provide Public Comment

There are a few options for those who would like to participate in the public comment portion of the meeting. Please keep in mind, all comments are part of the public record.

- **Watch the meeting on ZOOM.** During the Public Comment period of the agenda, the chair will ask if there are any public comments. To make public comment, please do the following:
  - Click on the "raise hand" icon. After you click the icon, your name or a portion of your phone number will be announced and your microphone will be unmuted during the designated time.
  - Please have a working microphone connected to your computer to be able to speak so you can be heard by the meeting participants and attendees and refrain from having any background noise.
- **Call the ZOOM meeting line toll free.** To make public comment, please do the following:
  - To indicate that you would like to speak, enter "\*9" (star 9). The system will identify that you wish to provide comment and when it is your turn, the Chair will identify a portion of your phone number to identify you and your phone will be unmuted during the designated time.
- **Provide written comment.** Written comment will be accepted until 12:00PM on the day of the Planning Commission meeting. Comments may be emailed to [ssmith@co.schuylkill.pa.us](mailto:ssmith@co.schuylkill.pa.us) or they can be left at the Planning dropbox at the entrance to the courthouse.

**Planning Commission Members and Staff will meet in person. The Public may attend in person or virtually. The meeting will be recorded using ZOOM.**

**Zoom Meeting Link:** <https://zoom.us/j/98965977253?pwd=V0xBUEXNzZzLQURXcXVBWlIdTUwQT09>

**Passcode:** 938049

**Webinar ID:** 989 6597 7253

**Telephone Number:** US: +1 646 558 8656 or +1 301 715 8592

1. **Attendance and Call to Order**
2. **Public Comment**
3. **Approval of Minutes**
4. **County Governed Plans**

	<b>Subdivision</b>	<b>Municipality</b>	<b>Tax Parcel Number(s)</b>	<b>Recommended Action</b>	<b>Reviewing Engineer</b>	<b>Action by PC No Later Than</b>
4.1	Kovalewski Subdivision	Union Township	30-05-0047.001	Conditional Final Plan Approval (Nov)	Lisa Mahall	10/12/2021
4.2	Moon Lake Major Subdivision	Barry Township	01-07-0029.000	Conditional Final Plan Approval (Nov)	Dottie Sterner	10/12/2021

5. **Extension Requests**
  - 5.1 **Extension of time for a Planning Commission decision (None)**
  - 5.2 **Extension of time for Planning Commission conditional approval (None)**
  - 5.3 **Notification of Expiration of Time Extensions (no action required) (None)**

6. **Act 247 Reviews**

6.1 **Plan Reviews (See Attachments)**

	<b>Subdivision</b>	<b>Municipality</b>	<b>Tax Parcel Number(s)</b>
6.1.1	Kondertavage Trolley Street Lot Consolidation	Blythe Township	02-15-0104.000, 02-15-0105.000, 02-15-0106.000, 02-15-0107.000
6.1.2	Noble Equities LLC LDP	Cass Township	05-08-0027.006, 05-08-0034.000, 05-08-0035.000
6.1.3	Erdman – Trap Club Road Lot Annexation	Hegins Township	13-05-0088.000, 13-05-0089.000
6.1.4	Sherry Annexation Plan	Hegins Township	13-06-0094.000
6.1.5	Brewster Land Co Subdivision	Kline Township	15-04-0008.000

6.1.6	Cardinal Systems Inc Preliminary LDP	North Manheim Township	18-06-0079.000
6.1.7	Seltzer Oak Hill Street Sketch Plan of Record	Norwegian Township	20-08-0008.000
6.1.8	Lot 55-56 Norwegian Woods Consolidation	Norwegian Township	20-13-0055.000
6.1.9	Watermelon Realty, LLC Ridge Street Subdivision	Rush Township	25-24-0050.000
6.1.10	Gulden – Herring Plan of Record	West Mahanoy Township	26-04-0009.000, 26-04-0009.002
6.1.11	Final Subdivision Plan for Parcel Owned by Thomas F Zimmerman	Tremont Township	29-06-0093.007
6.1.12	Spruce Lane LDP	Walker Township	32-04-0012.007
6.1.13	Smuktis Final Plan	Wayne Township	34-08-0053.012
6.1.14	Moyer/Schwalm Subdivision	West Penn Township	37-19-0019.000
6.1.15	Land Development Preliminary/Final Plan and Lot Consolidation – Ringtown Mill and Hardware Self Storage Units	Ringtown Borough	61-25-0016.000, 61-05-0015.002
6.1.16	Schuylkill Haven Area High School – Indoor Athletic and Physical Education Complex	Schuylkill Haven Borough	63-03-0643.000
6.1.17	Pottsville Dollar General (Store #23333)	Pottsville City	68-30-0022.001

6.2 **Act 247 Municipal Reviews of Plans and Ordinances** (None)

7. **Project Review List** (See Attachments)
8. **Zoning Report** (See Attachments)
9. **New Business**
10. **Planning Director’s Report**
11. **Adjournment**



**Planning  
Commission  
Schuylkill County  
MINUTES – July 14, 2021**

**Commission Members Present:** John Malinchok, Chairman; David Briggs, Vice Chairman; Bob Lettich, Secretary; Gary Bender; David Sattizahn; Jesse Fey; Nicholas Boyle

**Commission Members Absent:** Joseph Palubinsky; Travis Smeltz

**Press Attending:** None

**Guests:** None

**Staff Attending:** Susan Smith, Planning Director; Chris Hobbs, Assistant County Solicitor

**Reviewing Engineers:** Lisa Mahall, P.E.

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, July 14, 2021 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

#### PUBLIC COMMENT

None

#### APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on June 9, 2021 were approved by the Planning Commission.

**MOTION: On the motion of Mr. Boyle, seconded by Mr. Briggs, the Planning Commission unanimously approved the minutes of the June 9, 2021 Planning Commission Meeting.**

#### COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Three plans were submitted to the Planning Commission.

#### DEBRERDINIS ANNEXATION FINAL PLAN

North Union Township  
19-21-0253.000 & 19-21-0254.000

- A Deed of Annexation has been submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission's Solicitor (Section 404.D). Please note that per County policy, the Planning Commission Solicitor is afforded at least one (1) week for review of submitted documents.

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Lettich, the Planning Commission unanimously granted Conditional Final Plan Approval until the October 13, 2021 Planning Commission Meeting.**

ANNEXATION FINAL PLAN OF LANDS OF ERIC E. PETTERSON, CAROLYN M PETTERSON, ERIC E. PETTERSON II

Mahanoy City Borough  
48-08-0116.000 & 48-08-0117.000

- A Deed of Annexation has been submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission’s Solicitor (Section 404.D). Please note that per County policy, the Planning Commission Solicitor is afforded at least one (1) week for review of submitted documents.
- Note 11 should be updated to read “0 feet (at shared lot lines of lawfully attached dwellings)”.

**MOTION: On the motion of Mr. Fey, seconded by Mr. Boyle, the Planning Commission unanimously granted Conditional Final Plan Approval until the October 13, 2021.**

FINAL LOT ANNEXATION PLAN FOR COREY C. WILLIAMS

Porter Township  
22-16-0173.000 & 22-16-0174.000

- A Deed of Annexation must be submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission’s Solicitor prior to final plan approval (Section 404.D). All deeds must include specific language as required in Section 404.D. Examples of deeds can be found on the County Planning website under “Subdivision and Land Development”. Please note that per County policy, the Planning Commission Solicitor is afforded at least one (1) week for review of submitted documents.
- The Zoning Regulations Table should be updated to state that the 1 acre lot area is for those lots without public sewage and without public water. Additionally, the table should state that the minimum lot area of 2500 SF for single family detached/semi-detached, 2000 SF for a townhouse, and 5000 SF for other allowed uses are for those lots with public sewage and with public water services.

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission unanimously granted Conditional Final Plan Approval until the October 13, 2021.**

EXTENSION REQUESTS

Two plans were submitted to the Planning Commission for Extension Requests

RAUSCH CREEK LOGISTICS LDP

Frailey Township/Tremont Township

**MOTION: On the motion of Mr. Lettich, seconded by Mr. Briggs, the Planning Commission unanimously granted the Extension Request of the Conditional Final Plan approval until August 11, 2021.**

ROGER D. SNYDER FINAL SUBDIVISION PLAN

Eldred Township

**MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Boyle, the Planning Commission unanimously granted the Extension Request of the Conditional Final Plan approval until October 13, 2021.**

ACT 247 REVIEWS

## PLAN REVIEWS

County staff reviewed 3 plans for the July Planning Commission meeting cycle.

1. Smith Annexation, Butler Township
2. Lavelle Dollar General LDP, Butler Township
3. Kocher Annexation, South Manheim Township

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Lettich, the Planning Commission unanimously approved the Municipal Plan Reviews.**

## ORDINANCE REVIEWS

None

## ACT 537 REVIEWS

None

## PROJECT REVIEW LIST

The Planning Commission members reviewed the Project Review Report for the July Planning Commission meeting cycle.

## ZONING REPORT

The Zoning Report for the month of June was reviewed by the Planning Commission.

**MOTION: On the motion of Mr. Fey, seconded by Mr. Sattizahn, the Planning Commission unanimously accepted the Zoning Report.**

	June	Year To Date
Number of Permits Requested	27	112
Total Fees Collected	\$2,520.00	\$11,855.00

## NEW BUSINESS

None

## PLANNING DIRECTOR'S REPORT

Ms. Smith provided the Planning Commission with a draft of topics for zoning ordinance amendments and potential ordinance amendments.

## MUST DO B

1. Add Port Carbon Borough to the municipalities governed by the Schuylkill County Zoning Ordinance. Update Zoning Map.
2. Amend a portion of the Zoning Map in Delano Township
3. Update the Dimensional Requirements in an R-3 (High Density Residential) District to include the minimum principal structure setbacks with public sewage or public water service
4. In denser districts (R-3), revise text regarding additions being allowed along the lot line with 0 side setback for attached dwellings. The revision should make sure that there is sufficient setback from a neighbor's window (such as 3 feet) and that there is consistency with the Construction codes for fire safety in setbacks

5. Revise Section 602 regarding general regulations for off-street parking particularly Section 602.C regarding Change in Use of Expansion
6. Require a site plan as part of a zoning permit application

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#### NEED TO DO

1. Revise the Home Occupation Section(s) of the Zoning Ordinance. The current regulations are difficult to navigate and understand. Also, we have seen an increase in requests for Home Occupations post-COVID.
2. Revise language regarding Construction Person/Tradesperson's Headquarters.
3. Include the timeframe for processing and rendering a decision on a zoning permit application.
4. Review and update intensive/non-intensive raising of livestock and poultry, which may include aligning the standard in the definitions to the federal CAO and CAFO definitions, and reviewing other options
5. Address loading and unloading facilities in C-1 and T-C districts, which often do not provide for off street loading facilities.
6. Require permits for driveways.

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#### SHOULD DO

1. Update the Wireless Communication Facilities regulations in consideration of newer technologies, location of facilities in the public ROW and federal preemption of certain local regulations.
2. Include regulations for utility-scale solar energy.
3. Revise Article 7 related to signs.
4. Allow for two single family dwellings on a lot in an Agricultural Zoning District if the principal use of the lot is farming.
5. Update regulations to provide clarity for mixed uses.
6. Strengthen language regarding occupancy of Recreational Vehicles as principal structures on a lot or not within a campground setting.
7. Update regulations to require a copy of the affidavit required under building codes for recreational cabins.
8. Update regulations to allow for outside dining.

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#### COULD DO

1. Provide recommendation on processing zoning hearing board applications. Update ordinance as may be needed based on recommendations.
2. Provide recommendations and options for amending the zoning ordinance regarding non-farm stables and livestock raising and keeping of small domestic animals. This would also include possibly revising the definition of household vs. commercial stables.
3. Provide new regulations for Tiny Homes
4. Provide recommendations on the definition of junkyard. Junkyard definition appears to be too narrow.
5. Provide new regulations for Short-term rentals
6. Review off-street parking requirements and update based on newer standards. Consider revising requirements allowing for curbside pickup, reduced parking requirements.

## ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Briggs seconded by Mr. Fey, the meeting was adjourned. The next scheduled meeting date is August 11, 2021

Attest:

Secretary:

\_\_\_\_\_  
\_\_\_\_\_

**REVIEWING ENGINEERS REPORT  
SCHUYLKILL COUNTY PLANNING COMMISSION**

Meeting date: August 11, 2021

Subdivision Name:	Kovalewski Subdivision
Municipality:	Union Township
Zoning District:	A-Agricultural
Intended Use:	Residential
Total Acres:	9.394
UPI Number:	30-05-0047.001
Number of Lots:	2
Surveyor of Record:	Diane Lenick/D. Lenick, PLS
Date of Plan:	June 25, 2021

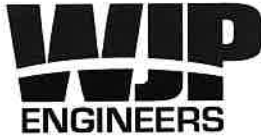
**COMMENTS:**

1. A Sewage Facilities Planning Module signed by the appropriate SEO has been submitted. However, written correspondence from PA DEP is required prior to final plan approval (Section 504.F).
2. Written correspondence from the Schuylkill Conservation District or PA DEP (when applicable) indicating that Chapter 102 requirements have been satisfied, shall be submitted to the County Planning office prior to final plan approval (Section 504.J.3).
3. An easement agreement must be submitted and approved by the Schuylkill County Planning Commission's Solicitor prior to final plan approval.

**SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:**

While the plan appears to comply with the regulations of the Zoning Ordinance, the following comments should be addressed:

1. Proposed Lot 1 appears to have vehicle access to a public street using an easement. The easement shall comply with Section 801.A.1.a – I. A draft copy of the grant of easement should be provided for review.
2. The proposed existing gravel drive appears to encroach on the Bonisavage property. Is this correct?
3. While the setback for Lot 1 on the side of the lot adjacent to the access easement is shows the 10 foot setback for the Zoning District, Section 801.A.1.I requires a 20 foot setback from the access easement. The setback should be revised from 10 feet to 20 feet.



CIVIL ENGINEERING  
ARCHTECTURAL ENGINEERING  
ENVIRONMENTAL ENGINEERING  
SURVEYING

1406 Laurel Boulevard  
Pottsville, PA 17901  
Phone: 570-622-4550  
Fax: 570-628-4445  
wjpengineers.com

**LETTER OF TRANSMITTAL**

**VIA EMAIL**

**TO:** Schuylkill County Planning Commission  
Schuylkill County Courthouse  
401 North Second Street  
Pottsville, PA 17901

Attention: Susan A. Smith, Director

**FROM:** Dorothy A. Sterner, P.E. *DAS 7-20-21*

**RE:** Moon Lake Association, Inc.  
Major Subdivision and Lot Annexation  
Preliminary Plan  
Barry Township, Schuylkill County, PA

**PROJECT NO:** 2102-2

**DATE:** July 20, 2021

**COPIES:** Lisa Mahall, P.E. w/attachment  
Sevie Yeneshosky, w/attachment  
FileTRANS-01

**DESCRIPTION OF TRANSMITTED MATERIALS:**

One copy of the following:  
Reviewing Engineers Report for meeting date August 11, 2021.

**SPECIAL INSTRUCTIONS:**

For your consideration.

**REVIEWING ENGINEERS REPORT**  
**SCHUYLKILL COUNTY PLANNING COMMISSION**  
**Meeting Date: August 11, 2021**

Preliminary Subdivision and

Annexation Plan Name:	Moon Lake Association, Inc.
Municipality:	Barry Township
Zoning District:	R-3 (High Density Residential) / CR (Conservation Residential)
Intended Use:	Not for Development Lots
UPI Number(s):	01-07-0029.000
Number of Lots:	5
Surveyor & Engineer of Record:	Brinkash & Associates, Inc.
Date of Plan:	04/27/21; 1 Sheet
Reviewed By:	WJP Engineers

*D. Stern*  
*7-20-21*

COMMENTS:

MATERIALS RECEIVED

1. County Forms:
  - a. Appendix B Application for Land Development Plan dated 05/01/21.
  - b. Appendix C.4 Major Preliminary Plan Checklist
  
2. Plan:

File No. 2999-4-21, Sheet 1 of 1, dated 04/27/21, by Brinkash & Associates, Inc.

PROJECT DESCRIPTION

This site is located south of Beury Lake in Barry Township just north of Schuylkill County Airport property.

ZONING:

Specifically, our review is limited to conformance to the county SALDO; however, the alternate Zoning Officer has requested that we add the following comment to this report.

The applicant should furnish a draft deed for the lots, which includes the grant of easement. The grant of easement must meet the requirements of Section 801.A.1 of the Schuylkill County Zoning Ordinance. Additionally, the applicant should explain and demonstrate that the easement meets the requirement of Section 801.A.1.k, which states that “the access easement shall be improved to be suitable for access by a fire truck and ambulance, with an area for turnaround.”

SCHUYLKILL COUNTY SUBDIVISION REGULATIONS

1. Sections 703.D.5.d&e – The plan notes soils information however, the soil boundaries and classifications are not shown. Soil Type ArB is hydric, and its location should be shown to determine if there is a potential for wetlands .

Schuylkill County Planning Commission  
RE: Preliminary Subdivision and Annexation Plan  
Moon Lake Association, Inc.  
July 20, 2021  
Page 2

2. Sections 703.E.3.c&d, 703.F, 703.G and 703.H – The plan notes that the lots are not for development / recreational use, and therefore, water, sewer, stormwater, E&S are not shown on the plan.
3. Sections 704.C and 704.D.2 – The Non-Building Waiver Sewage Facilities Planning Module should be submitted, and written acknowledgement from PA DEP should be provided prior to final plan approval.
4. FEMA recently completed an update of the Schuylkill County Floodplain Maps. The new map effective date is 05/18/21.
5. A Deed of Annexation must be submitted to the County Planning Office for review and approval by the Schuylkill County Planning Commission’s Solicitor prior to final plan approval (Section 404.D). All deeds must include specific language as required in Section 404.D. Examples of deeds can be found on the County Planning website under “Subdivision and Land Development”. Please note that per County policy, the Planning Commission Solicitor is afforded at least one (1) week for review of submitted documents.



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Blythe Township  
 PO Box 91  
 Cumbola, PA 17930

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Kondertavage Trolley Street Lot Consolidation  
 Professional of Record: Diane Lenick, PLS  
 Tax Parcel Number(s): 02-15-0104.000, 02-15-0105.000, 02-15-0106.000,  
 02-15-0107.000  
 Owner(s)/Applicant(s): Adam Kondertavage, Peggy Kondertavage  
 Plan Date: 05/01/2021  
 Date Received: 07/27/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	18 Water St, Cumbola, PA 17930
<b>Zoning District(s)</b>	R-2 (Single Family Residential)
<b>Water</b>	Existing Public
<b>Sewer</b>	Existing Public
<b>Present Use</b>	Single Family Residential
<b>Proposed Use</b>	Single Family Residential

The intent of this plan is to annex the existing lands of Adam and Peggy Kondertavage as identified as UPI No. 02-15-0104.000, 02-15-0105.000, 02-15-0106.000, and 02-15-0107.000 into one lot. Future plans include the razing of two existing dwellings located within the properties and the construction of a new single family dwelling.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of the submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep it. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. One (1)

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@co.schuylkill.pa.us
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copy was submitted. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

2. **UPI Certification:** The UPI number must be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **Proposed Public Water System:** It appears that this plan proposes a connection to a public water supply. The Planning and Zoning Office recommends that the municipality receive a letter from the governing water authority. Section 503.1 of the *PA Municipalities Planning Code* requires applications to present evidence to the governing body or planning agency that the project is to be supplied water by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority, or utility.
4. **Proposed Public Sewer System:** It appears that this plan proposes connection to a public sewer system. The Planning and Zoning Office recommends the municipality receive a letter from the governing sewer authority.
5. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.
6. **Flooding Hazard:** The Schuylkill County Hazard Mitigation Plan, which was adopted by your municipality via resolution in 2019, established a strategy to reduce the impact of hazards throughout the county. Flooding has been identified in the Hazard Mitigation Plan as a high risk/high impact hazard. We recommend that the municipality refer to their Floodplain Ordinance to ensure compliance of the proposed development with the Floodplain Ordinance.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Cass Township  
 1209 Valley Rd  
 Pottsville, PA 17901

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Noble Equities, LLC Land Development Plan  
 Professional of Record: Brinkash & Associates, Inc.  
 Tax Parcel Number(s): 05-08-0027.006, 05-08-0034.000, 05-08-0035.000  
 Owner(s)/Applicant(s): Noble Equities, LLC  
 Plan Date: 06/23/2021  
 Date Received: 07/02/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	Sunbury Rd, Pottsville, PA 17901
<b>Zoning District(s)</b>	C (Commercial)
<b>Water</b>	Proposed Public
<b>Sewer</b>	Proposed Public
<b>Present Use</b>	Vacant
<b>Proposed Use</b>	Warehouse Construction

The intent of this land development plan is to construct a 40,000 SF warehouse building, driveway accesses and parking areas, utilities, and required stormwater management areas on the existing lands of Noble Equities, LLC as identified as UPI NO. 05-08-0027.006, 05-08-0034.000, and 05-08-0035.000.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. You submitted two (2) copies. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneshosky</b> Administrative Secretary 570.628.1415 syeneshosky@co.schuylkill.pa.us
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2. **UPI Certification:** The UPI numbers shall be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **Stamp Block:** The Planning and Zoning Office has a 1.5x3-inch official stamp that will be placed on the approved plan to acknowledge review for recording purposes. The stamp block that has been provided is too small and a larger space should be sequestered for the aforementioned stamp on all future plans.
4. **Proposed Public Water System:** It appears that this plan proposes a connection to a public water supply. The Planning and Zoning Office recommends that the municipality receive a letter from the governing water authority. Section 503.1 of the *PA Municipalities Planning Code* requires applications to present evidence to the governing body or planning agency that the project is to be supplied water by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority, or utility.
5. **Proposed Public Sewer System:** It appears that this plan proposes connection to a public sewer system. The Planning and Zoning Office recommends the municipality receive a letter from the governing sewer authority.
6. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Hegins Township  
 421 South Gap St  
 Valley View, PA 17983

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Erdman-Trap Club Road Lot Annexation  
 Professional of Record: Diane Lenick, PLS  
 Tax Parcel Number(s): 13-05-0088.000, 13-05-0089.000  
 Owner(s)/Applicant(s): Sharon Erdman, Tammy Lee Erdman  
 Plan Date: 05/20/2021  
 Date Received: 07/02/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	179 North Good St, Hegins, PA 17938
<b>Zoning District(s)</b>	S-2 (Special Purpose Agriculture)
<b>Water</b>	Existing On-Lot
<b>Sewer</b>	Existing On-Lot
<b>Present Use</b>	Residential
<b>Proposed Use</b>	Residential

The intent of this plan is to increase the area of the existing lands of Tammy Lee Erdman as identified as UPI NO. 13-05-0088.000 by annexing a portion of the land belonging to Sharon Erdman as identified as UPI NO. 13-05-0089.000. No development is planned as this is an annexation.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. You submitted one (1) copy. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneshosky</b> Administrative Secretary 570.628.1415 syeneshosky@co.schuylkill.pa.us
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2. **UPI Certification:** The UPI number must be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **Signature Block:** A space has been provided on the submitted plan for the Schuylkill County Planning Commission to place a date and signature. The Planning and Zoning Office has a 1.5x3-inch official stamp that will be placed on the approved plan to acknowledge review for recording purposes. The signature block that has been provided should be removed on future plans.
4. **Agricultural Zoning District Disclaimer:** The proposed project is located within an area zoned Agricultural. The Planning and Zoning Office recommends that if your municipal Zoning Ordinance contains a section similar to the '*Agricultural Nuisance Disclaimer*' found in the Schuylkill County Zoning Ordinance (§310.A.1) that it is to be added to the plan and disclosed to any new buyer.
5. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Wayne Township  
 10 Municipal Rd  
 Friedensburg, PA 17933

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Sherry Annexation Plan  
 Professional of Record: Stephen A. Higgins III  
 Tax Parcel Number(s): 13-06-0094.000  
 Owner(s)/Applicant(s): David Otto, Carol Otto / Charles E. Sherry, Elaine M. Sherry  
 Plan Date: 06/28/2021  
 Date Received: 07/23/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	723 East Mountain Rd, Hegins, PA 17938
<b>Zoning District(s)</b>	S-2 (Agricultural)
<b>Water</b>	Proposed On-Lot
<b>Sewer</b>	Proposed On-Lot
<b>Present Use</b>	Agricultural with buildings
<b>Proposed Use</b>	Agricultural with buildings

The intent of this plan is to increase the area of the existing lands of Charles E. and Elaine M. Sherry by annexing a portion of the land belonging to David and Carrol Otto as identified as UPI No. 13-06-0094.000.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of the submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep it. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. One (1) copy was submitted. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@co.schuylkill.pa.us
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2. **UPI Certification:** The UPI number must be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **Stamp Block Size:** The Planning and Zoning Office has a 1.5x3-inch official stamp that will be placed on the approved plan to acknowledge review for recording purposes. A larger block should be sequestered for the aforementioned stamp on all future plans.
4. **Agricultural Zoning District Disclaimer:** The proposed project is located within an area zoned Agricultural. The Planning and Zoning Office recommends that if your municipal Zoning Ordinance contains a section similar to the '*Agricultural Nuisance Disclaimer*' found in the Schuylkill County Zoning Ordinance (§310.A.1) that it is to be added to the plan and disclosed to any new buyer.
5. **Proposed Private Water Supply:** It appears that this plan proposes an on-lot water supply. The property owner must maintain compliance with applicable Department of Environmental Protection (DEP) regulations.
6. **Proposed Septic System:** It appears that this plan proposes an on-lot sewage system. The Planning and Zoning Office recommends that the *Sewage Planning Module* be completed.
7. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Kline Township  
 30 5<sup>th</sup> St  
 P.O. Box 338  
 Kelayres, PA 18231

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Brewster Land Co. Subdivision  
 Professional of Record: K.L. Bensinger, Inc.  
 Tax Parcel Number(s): 15-04-0008.000  
 Owner(s)/Applicant(s): Butler Enterprises, Inc.  
 Plan Date: 06/30/2021  
 Date Received: 07/27/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	Haddock Rd, McAdoo, PA 18237
<b>Zoning District(s)</b>	R-1 (Low Density Residential)
<b>Water</b>	N/A
<b>Sewer</b>	N/A
<b>Present Use</b>	Vacant Wood Lot
<b>Proposed Use</b>	Vacant Wood Lot

The intent of this plan is to subdivide one lot (UPI NO. 15-04-0008.000) that is to be conveyed to Brewster Land Company. The lot will remain as vacant woodland with no water or sewer.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. You submitted two (2) copies. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneshosky</b> Administrative Secretary 570.628.1415 syeneshosky@co.schuylkill.pa.us
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2. **UPI Certification:** The UPI numbers shall be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

North Manheim Township  
 303 Manheim Rd  
 Pottsville, PA 17901

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Cardinal Systems, Inc. Preliminary Land Development Plan  
 Professional of Record: WJP Engineers  
 Tax Parcel Number(s): 18-06-0079.000  
 Owner(s)/Applicant(s): Cardinal Systems, Inc. / Bradley Reality, LP  
 Plan Date: 06/15/2021  
 Date Received: 07/13/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	250 S Route 61, Schuylkill Haven, Pa 17972
<b>Zoning District(s)</b>	I (Industrial)
<b>Water</b>	Proposed Public
<b>Sewer</b>	Proposed Public
<b>Present Use</b>	Manufacturing Warehouse
<b>Proposed Use</b>	Manufacturing Warehouse

The intent of this plan is to construct a 10,086 SF warehouse addition to an existing manufacturing facility with a parking area on the lands of Cardinal Systems, Inc. as identified as UPI NO. 18-06-0079.000.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of the submitted plan for our record after review and endorsement by the Planning Commission. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. One (1) copy has been submitted. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@co.schuylkill.pa.us
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2. **UPI Certification:** The UPI number must be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **Signature Block:** A space has been provided on the submitted plan for the North Manheim Planning Commission to place a date and signature. The Planning and Zoning Office has a 1.5x3-inch official stamp that will be placed on the approved plan to acknowledge review for recording purposes. The signature block that has been provided should be removed on future plans and space should be sequestered for the aforementioned stamp.
4. **Proposed Public Water System:** It appears that this plan proposes a connection to a public water supply. The Planning and Zoning Office recommends that the municipality receive a letter from the governing water authority. Section 503.1 of the *PA Municipalities Planning Code* requires applications to present evidence to the governing body or planning agency that the project is to be supplied water by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority, or utility
5. **Proposed Public Sewage System:** It appears that this plan proposes connection to a public sewer system. The Planning and Zoning Office recommends the municipality receive a letter from the governing sewer authority.
6. **State Highway Road Frontage:** A *Highway Occupancy Permit* application must be submitted to the appropriate state or local department for review prior to construction. Section 508.6 of the *PA Municipalities Planning Code* states, in part, "No plat which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the *Act of June 1, 1945* known as the *State Highway Law* before any driveway access to a state highway is permitted.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Norwegian Township  
 506 Maple Ave  
 PO Box 251  
 Mar Lin, PA 17951  
 New Ringgold, PA 17960

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Seltzer Oak Hill Street Sketch Plan of Record  
 Professional of Record: Diane Lenick, PLS  
 Tax Parcel Number(s): 20-08-0008.000  
 Owner(s)/Applicant(s): JMAC Realty, LLC  
 Plan Date: 06/29/2021  
 Date Received: 07/20/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	0 Oak Hill St, Seltzer, PA 17974
<b>Zoning District(s)</b>	R-3 (Multi-Family Residential)
<b>Water</b>	Proposed Public
<b>Sewer</b>	Proposed Public
<b>Present Use</b>	Vacant
<b>Proposed Use</b>	Residential

The intent of this plan is to subdivide the existing lands of JMAC Realty, LLC as identified as UPI NO. 20-08-0008.000 into two 0.25 acre parcels and construct a single family dwelling on each lot with public water and sewer.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of the submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep it. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. Two (2)

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@co.schuylkill.pa.us
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copies have been submitted. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

2. **UPI Certification:** The UPI number must be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **Signature Block:** A space has been provided on the submitted plan for the Schuylkill County Planning Commission to place a date and signature. The Planning and Zoning Office has a 1.5x3-inch official stamp that will be placed on the approved plan to acknowledge review for recording purposes. The signature block that has been provided should be removed on future plans and space should be sequestered for the aforementioned stamp.
4. **Proposed Public Water System:** It appears that this plan proposes a connection to a public water supply. The Planning and Zoning Office recommends that the municipality receive a letter from the governing water authority. Section 503.1 of the *PA Municipalities Planning Code* requires applications to present evidence to the governing body or planning agency that the project is to be supplied water by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority, or utility.
5. **Proposed Public Sewer System:** It appears that this plan proposes connection to a public sewer system. The Planning and Zoning Office recommends the municipality receive a letter from the governing sewer authority.
6. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Norwegian Township  
 506 Maple Ave  
 PO Box 251  
 Mar Lin, PA 17951

**SUBJECT: Act 247 Plan Review**

Plan Name: Lot 55-56 Norwegian Woods Consolidation  
 Professional of Record: Diane Lenick, PLS  
 Tax Parcel Number(s): 20-13-0055.000  
 Owner(s)/Applicant(s): Kelly M. Kalovcak  
 Plan Date: 07/01/2021  
 Date Received: 08/02/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	Hickory Dr, Pottsville, PA 17901
<b>Zoning District(s)</b>	R-1 (Residential)
<b>Water</b>	Existing Public
<b>Sewer</b>	Existing Public
<b>Present Use</b>	Vacant
<b>Proposed Use</b>	Vacant

The intent of this plan is to consolidate Lot 55 and Lot 66 of the Subdivision of Norwegian Woods: the existing lands of Kelly M. Kalovcak identified as UPI No. 20-13-0055.000.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of the submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep it. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. Two (2)

**Susan A. Smith**  
 Director  
 570.628.1038  
 ssmith@co.schuylkill.pa.us

**Bryce D. Buck**  
 GIS Analyst/Planner  
 570.628.1423  
 bbuck@co.schuylkill.pa.us

**Zoning Officer**  
 570.628.1416  
 zoning@co.schuylkill.pa.us

**Severine Yeneskosky**  
 Administrative Secretary  
 570.628.1415  
 syeneskosky@co.schuylkill.pa.us

copies were submitted. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

2. **UPI Certification:** The UPI number must be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Rush Township  
 104 Mahanoy Ave  
 Tamaqua, PA 18252

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Watermelon Realty, LLC Ridge Street Subdivision  
 Professional of Record: Diane Lenick, PLS  
 Tax Parcel Number(s): 25-24-0050.000  
 Owner(s)/Applicant(s): Watermelon Realty, LLC  
 Plan Date: 03/28/2021  
 Date Received: 08/02/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	39 Wayne Ave, Tamaqua, PA 18252
<b>Zoning District(s)</b>	R-4 (Residential Commercial)
<b>Water</b>	Proposed Public
<b>Sewer</b>	Proposed Public
<b>Present Use</b>	Vacant
<b>Proposed Use</b>	Single Family Residential

The intent of this plan is to subdivide the existing lands of Watermelon Realty, LLC as identified as UPI No. 25-24-0050.000 into three lots. Future plans include the construction of a single-family dwelling on each of the three lots. Connection to public water and sewer are proposed.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of the submitted plan for our record after review and endorsement by the Planning Commission. If only one (1) plan is submitted, we will keep it. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. Two (2)

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@co.schuylkill.pa.us
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copies were submitted. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

2. **UPI Certification:** The UPI number must be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **Owner Acknowledgement and Notarization:** The owner's signature and acknowledgement of the plan have not been provided. These items must be shown and notarized on all plans prior to recording in the County Recorder of Deeds Office.
4. **Proposed Public Water System:** It appears that this plan proposes a connection to a public water supply. The Planning and Zoning Office recommends that the municipality receive a letter from the governing water authority. Section 503.1 of the *PA Municipalities Planning Code* requires applications to present evidence to the governing body or planning agency that the project is to be supplied water by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority, or utility.
5. **Proposed Public Sewer System:** It appears that this plan proposes connection to a public sewer system. The Planning and Zoning Office recommends the municipality receive a letter from the governing sewer authority.
6. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Ryan Township  
 36 North 5<sup>th</sup> St  
 Barnesville, PA 18214

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Gulden-Herring Plan of Record  
 Professional of Record: Diane Lenick, PLS  
 Tax Parcel Number(s): 26-04-0009.000, 26-04-0009.002  
 Owner(s)/Applicant(s): Joseph D. Gulden, James P. Herring, Virginia L. Herring  
 Plan Date: 05/20/2021  
 Date Received: 06/28/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	387 State Rd, Barnesville, PA 18214
<b>Zoning District(s)</b>	R-1 (Rural Residential)
<b>Water</b>	Existing On-Lot
<b>Sewer</b>	Existing On-Lot
<b>Present Use</b>	Barn and Outbuilding
<b>Proposed Use</b>	Residential

The intent of this plan is to subdivide the existing lands of James P. and Virginia L. Herring as identified as UPI NO. 26-04-0009.000 into two (2) individual lots. Proposed Lot 1 consists of a one (1) acre parcel of land with an existing barn and outbuilding for the future conversion of the barn into a dwelling. Proposed Lot 2 consists of a one (1) acre parcel of land with an existing single family dwelling.

In order to meet the Ryan Township Zoning Ordinance, this plan includes a lot annexation where a portion of UPI NO. 26-04-0009.000 will be annexed to the adjoining parcel of Joseph D. Gulden as identified as UPI. NO 26-04-0009.002. There are no future development plans as a result of this subdivision lot annexation.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneshosky</b> Administrative Secretary 570.628.1415 syeneshosky@co.schuylkill.pa.us
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## COMMENTS

1. **Plan Copies:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. You submitted two (2) copies. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.
2. **UPI Certification:** The UPI numbers shall be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **Signature Block:** A space has been provided on the submitted plan for the Schuylkill County Planning Commission to place a date and signature. The Planning and Zoning Office has a 1.5x3-inch official stamp that will be placed on the approved plan to acknowledge review for recording purposes. The signature block that has been provided should be removed on future plans.
4. **Agricultural Zoning District Disclaimer:** The proposed project is located within an area zoned Agricultural. The Planning and Zoning Office recommends that if your municipal Zoning Ordinance contains a section similar to the '*Agricultural Nuisance Disclaimer*' found in the Schuylkill County Zoning Ordinance (§310.A.1) that it is to be added to the plan and disclosed to any new buyer.
5. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.
6. **Easements:** It appears that this plan displays an existing easement located on adjoining property. The Planning and Zoning Office recommends that the applicant should submit a proposed maintenance agreement between the parties

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Tremont Township  
 166 Molleystown Rd  
 Pine Grove, PA 17963

**SUBJECT: Act 247 Plan Review**

Plan Name: Final Subdivision Plan for Parcel Owned by Thomas F. Zimmerman  
 Professional of Record: Robert A. Lehr, PLS  
 Tax Parcel Number(s): 29-06-0093.007  
 Owner(s)/Applicant(s): Thomas F. Zimmerman  
 Plan Date: 07/27/2021  
 Date Received: 07/29/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	60 Molleystown Rd, Pine Grove, PA 17963
<b>Zoning District(s)</b>	C-3 (Highway Commercial)
<b>Water</b>	Existing On-Lot
<b>Sewer</b>	Existing On-Lot
<b>Present Use</b>	Residential
<b>Proposed Use</b>	Residential

The intent of this plan is to subdivide the existing lands of Thomas F. Zimmerman as identified as UPI No. 29-06-0093.007 into one new lot with an existing building and a residual residential lot.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. You submitted two (2) copies. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@co.schuylkill.pa.us
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2. **State Highway Road Frontage:** A *Highway Occupancy Permit* application must be submitted to the appropriate state or local department for review prior to construction. Section 508.6 of the *PA Municipalities Planning Code* states, in part, “No plat which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the *Act of June 1, 1945* known as the *State Highway Law* before any driveway access to a state highway is permitted.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Walker Township  
 9 Township Rd  
 Tamaqua, PA 18252

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Spruce Lane Land Development Plan  
 Professional of Record: McCarthy Engineering Associates, Inc.  
 Tax Parcel Number(s): 32-04-0012.007  
 Owner(s)/Applicant(s): John M. Horst, Joanna D. Horst  
 Plan Date: 03/23/2021  
 Date Received: 07/09/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	1006 Spruce Ln, Tamaqua, PA 18252
<b>Zoning District(s)</b>	R-1 (Rural Agricultural Low Density District)
<b>Water</b>	Proposed On-Lot
<b>Sewer</b>	Proposed On-Lot
<b>Present Use</b>	Residential Buildings
<b>Proposed Use</b>	Office Building

The intent of this plan is to construct a 2,121 SF 1.5-story office building with accompanying utilities and parking on the existing lands of John M. and Joanna D. Horst as identified as UPI NO. 32-04-0012.007.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of the submitted plan for our record after review and endorsement by the Planning Commission. The Recorder of Deeds Office requires two (2) copies of a reviewed and stamped plan for recording. Two (2) copies have been submitted. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@co.schuylkill.pa.us
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2. **UPI Certification:** The UPI number must be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **Surveyor Certification:** The signature, seal, and certification of the surveyor have not been provided. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.
4. **Owner's Acknowledgement & Notarization:** The owner's signature and acknowledgement of the plan have not been provided. These items must be shown on all plans and be notarized prior to recording in the County Recorder of Deeds Office.
5. **Modifications/Waivers:** It appears that the applicant is seeking waivers from Section 401 (Preliminary/Final Plan), Section 408 (Land Development Plan), Section 502 (Plan Scale), and Section 703 (Monuments/Markers) from your Subdivision and Land Development Ordinance (*SALDO*). These modifications are identified under the 'Waivers' section on the submitted plan. The applicant must state in full grounds and facts of unreasonableness or hardship on which the request for modification is based, the provision of the ordinance involved, and the minimum modifications necessary. The Planning and Zoning Office recommends that any approved modifications be noted on the plan. If the waivers are denied, the 'Waivers' section should be removed from the plan (*See Section 512.1 of the PA Municipalities Planning Code*).
6. **Agricultural Zoning District Disclaimer:** The proposed project is located within an area zoned Agricultural. The Planning and Zoning Office recommends that if your municipal Zoning Ordinance contains a section similar to the '*Agricultural Nuisance Disclaimer*' found in the Schuylkill County Zoning Ordinance (§310.A.1) that it is to be added to the plan and disclosed to any new buyer.
7. **Proposed Public Water System:** It appears that this plan proposes a connection to a public water supply. The Planning and Zoning Office recommends that the municipality receive a letter from the governing water authority. Section 503.1 of the *PA Municipalities Planning Code* requires applications to present evidence to the governing body or planning agency that the project is to be supplied water by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority, or utility
8. **Proposed Public Sewage System:** It appears that this plan proposes connection to a public sewer system. The Planning and Zoning Office recommends the municipality receive a letter from the governing sewer authority.
9. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Wayne Township  
 10 Municipal Rd  
 Friedensburg, PA 17933

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Smulktis Final Plan  
 Professional of Record: Walter J. Manhart  
 Tax Parcel Number(s): 34-08-0053.012  
 Owner(s)/Applicant(s): Robert Smulktis, Diane Smulktis  
 Plan Date: 06/21/2021  
 Date Received: 07/09/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	211 Luckenbill Rd, Schuylkill Haven, PA 17972
<b>Zoning District(s)</b>	R-2 (Medium Density Residential)
<b>Water</b>	Proposed On-Lot
<b>Sewer</b>	Proposed Public
<b>Present Use</b>	Vacant
<b>Proposed Use</b>	Residential

The intent of this plan is to subdivide the existing lands of Robert and Diane Smulktis as identified as UPI NO. 34-08-0053.000 to create one new lot that will be annexed to Pamela Donovan, and a residual lot that will be used as a single family residential lot in the future.

**COMMENTS**

- UPI Certification:** The UPI number must be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneshosky</b> Administrative Secretary 570.628.1415 syeneshosky@co.schuylkill.pa.us
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2. **Proposed Private Water Supply:** It appears that this plan proposes an on-lot water supply. The property owner must maintain compliance with applicable Department of Environmental Protection (DEP) regulations.
3. **Proposed Public Sewage System:** It appears that this plan proposes connection to a public sewer system. The Planning and Zoning Office recommends the municipality receive a letter from the governing sewer authority.
4. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

West Penn Township  
 27 Municipal Rd  
 New Ringgold, PA 17960

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Moyer/Schwalm Subdivision  
 Professional of Record: K.L. Bensinger, Inc.  
 Tax Parcel Number(s): 37-19-0019.000  
 Owner(s)/Applicant(s): Darryl L. Moyer, Donald R. Moyer, Erlin Moyer, Edna I. Moyer, Mark D. Schwalm  
 Plan Date: 07/06/2021  
 Date Received: 07/08/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	29 Acorn Dr, New Ringgold, PA 17960
<b>Zoning District(s)</b>	AG (Agricultural District)
<b>Water</b>	Proposed On-Lot
<b>Sewer</b>	Proposed On-Lot
<b>Present Use</b>	Agriculture with Buildings
<b>Proposed Use</b>	Agriculture with Buildings

The intent of this plan is to subdivide the existing lands of Darryl L. Moyer, Donald R. Moyer, Erlin Moyer, Edna I. Moyer, and Mark D. Schwalm identified as UPI. NO 37-19-0019.000.

**COMMENTS**

- UPI Certification:** The UPI number must be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@co.schuylkill.pa.us
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2. **Owner's Acknowledgement & Notarization:** The owners' signatures and acknowledgement of the plan have not been provided. These items must be shown on all plans and be notarized prior to recording in the County Recorder of Deeds Office.
3. **Agricultural Zoning District Disclaimer:** The proposed project is located within an area zoned Agricultural. The Planning and Zoning Office recommends that if your municipal Zoning Ordinance contains a section similar to the '*Agricultural Nuisance Disclaimer*' found in the Schuylkill County Zoning Ordinance (§310.A.1) that it is to be added to the plan and disclosed to any new buyer.
4. **Proposed Private Water Supply:** It appears that this plan proposes an on-lot water supply. The property owner must maintain compliance with applicable Department of Environmental Protection (DEP) regulations.
5. **Proposed Septic System:** It appears that this plan proposes an on-lot sewage system. The Planning and Zoning Office recommends that the *Sewage Planning Module* be completed.
6. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
401 N Second St  
Pottsville PA 17901  
Office Phone: 570.628.1415  
Office Fax: 570.628.1005

August 12, 2021

Ringtown Borough  
31 South Center St  
P.O. Box 350  
Ringtown, PA 17967

**SUBJECT: Act 247 Plan Review**

Plan Name: Land Development Preliminary/Final Plan and Lot Consolidation- Ringtown Mill and Hardware Self Storage Units  
Professional of Record: Diane Lenick, P.L.S.  
Tax Parcel Number(s): 61-25-0016.000, 61-05-0015.002  
Owner(s)/Applicant(s): Jason Muraczewski  
Plan Date: 02/16/2021  
Date Received: 7/27/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	655 West Main St, Ringtown, PA 17967
<b>Zoning District(s)</b>	I (Industrial)
<b>Water</b>	N/A
<b>Sewer</b>	N/A
<b>Present Use</b>	Vacant
<b>Proposed Use</b>	Self-Storage Units

The intent of this plan is to construct 6,000 SF of self-storage units on the existing lands of Jason Muraczewski as identified as UPI NO. 61-25-0016.000 and 61-05-0015.002. The proposed structures are un-manned facilities and will not include water service or sewage disposal. Additionally, UPI NO. 61-25-0016.000 and 61-05-0015.002 will be consolidated into a single parcel.

**COMMENTS**

**Susan A. Smith**  
Director  
570.628.1038  
ssmith@co.schuylkill.pa.us

**Bryce D. Buck**  
GIS Analyst/Planner  
570.628.1423  
bbuck@co.schuylkill.pa.us

**Zoning Officer**  
570.628.1416  
zoning@co.schuylkill.pa.us

**Severine Yeneshosky**  
Administrative Secretary  
570.628.1415  
syeneshosky@co.schuylkill.pa.us

We received a request to sign and stamp the above plan. In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, plans for the proposal should have been sent by Ringtown Borough to the Schuylkill County Planning Commission for review. Additionally, Section 502 states that the municipality shall not approve such application until the county report is received or until the expiration of 30 days from the date of application was forwarded to the county. Moreover, Section 513 of the Pennsylvania Municipalities Planning Code requires review by the county prior to recording of the plat. In other words, the applicants are not able to get this plan recorded until the application is approved by Ringtown Borough.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Schuylkill Haven Borough  
 333 Centre Ave  
 Schuylkill Haven, PA 17972

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Schuylkill Haven Area High School-  
 Indoor Athletic and Physical Education Complex  
 Professional of Record: Consolidated Engineers  
 Tax Parcel Number(s): 63-03-0643.000  
 Owner(s)/Applicant(s): Schuylkill Haven Area School District  
 Plan Date: 06/15/2021  
 Date Received: 07/01/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	North Main St, Schuylkill Haven, PA 17972
<b>Zoning District(s)</b>	R-1 (Residential)
<b>Water</b>	Proposed Public
<b>Sewer</b>	Proposed Public
<b>Present Use</b>	Parking Lot
<b>Proposed Use</b>	Field House/Indoor Athletic and Physical Education Complex & Parking Lot

The intent of this land development plan is to construct a 30,000 SF indoor athletic and Physical Education building complex/fieldhouse and a parking lot on the existing lands of Schuylkill Haven Area School District as identified as UPI NO. 63-03-0643.000.

**COMMENTS**

- Plan Copies:** The Planning and Zoning Office keeps a copy of your submitted plan for our record after review and endorsement by the Planning Commission. The Recorder of Deeds Office requires two (2) copies of a

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneshosky</b> Administrative Secretary 570.628.1415 syeneshosky@co.schuylkill.pa.us
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reviewed and stamped plan for recording. You submitted one (1) copy. All additional plans that were not initially submitted to our office must then be brought back for a review stamp.

2. **Plan Size:** The applicant should be made aware that the County Recorder of Deeds will not accept plans for recording that are larger than 24x36".
3. **UPI Certification:** The UPI number shall be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
4. **Surveyor Certification:** The signature and certification of the surveyor have not been provided. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.
5. **Owner Acknowledgement:** The owner's signature and acknowledgment of the plan have not been provided. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.
6. **Owner Signature Notarization:** Once the owner's signature of the plan has been provided, it must be notarized. This must be completed on all plans prior to recording in the County Recorder of Deeds Office.
7. **Proposed Public Water System:** It appears that this plan proposes a connection to a public water supply. The Planning and Zoning Office recommends that the municipality receive a letter from the governing water authority. Section 503.1 of the *PA Municipalities Planning Code* requires applications to present evidence to the governing body or planning agency that the project is to be supplied water by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority, or utility.
8. **Proposed Public Sewer System:** It appears that this plan proposes connection to a public sewer system. The Planning and Zoning Office recommends the municipality receive a letter from the governing sewer authority.
9. **Municipal Road Frontage:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.
10. **Flood Hazard:** The Schuylkill County Hazard Mitigation Plan, which was adopted by your municipality via resolution in 2019, established a strategy to reduce the impact of hazards throughout the county. Flooding has been identified in the Hazard Mitigation Plan as a high risk/high impact hazard. We recommend that the municipality refer to their Floodplain Ordinance to ensure compliance of the proposed development with the Floodplain Ordinance.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner



Schuylkill County Planning and Zoning  
 401 N Second St  
 Pottsville PA 17901  
 Office Phone: 570.628.1415  
 Office Fax: 570.628.1005

August 12, 2021

Pottsville City  
 401 N Centre St  
 Pottsville, PA 17901

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Pottsville Dollar General (Store #23333)  
 Professional of Record: Miller Bros. Construction, Inc.  
 Tax Parcel Number(s): 68-30-0022.001  
 Owner(s)/Applicant(s): JLM Real Estate Investments, LLC  
 Plan Date: 06/17/2021  
 Date Received: 06/29/2021

Dear Municipal Officials:

This plan has been reviewed by the Schuylkill County Planning Commission staff, which has prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502). The comments are based on items we consider pertinent to this submission and are provided to assist you with your decision on this proposal. **This review was endorsed by the Schuylkill County Planning Commission at their August 11, 2021 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	840 Gordon Nagle Trail, Pottsville, PA 17901
<b>Zoning District(s)</b>	C-2 (Community Commercial)
<b>Water</b>	Proposed Public
<b>Sewer</b>	Proposed Public
<b>Present Use</b>	Vacant
<b>Proposed Use</b>	Retail Store (Dollar General)

The intent of this plan is to construct a new 10,640 SF Dollar General retail store with associated improvements on the existing lands of JLM Real Estate Investments, LLC as identified as UPI NO. 68-30-0022.001. Proposed public connection of water and sewer are included in the land development plan.

**COMMENTS**

- UPI Certification:** The UPI number must be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@co.schuylkill.pa.us	<b>Bryce D. Buck</b> GIS Analyst/Planner 570.628.1423 bbuck@co.schuylkill.pa.us	<b>Zoning Officer</b> 570.628.1416 zoning@co.schuylkill.pa.us	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@co.schuylkill.pa.us
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2. **Signature Block:** A space has been provided on the submitted plan for the Schuylkill County Planning Commission to place a date and signature. The Planning and Zoning Office has a 1.5x3-inch official stamp that will be placed on the approved plan to acknowledge review for recording purposes. The signature block that has been provided should be removed on future plans.
3. **Surveyor Certification:** The signature, seal, and certification of the surveyor have not been provided. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.
4. **Owner's Acknowledgement & Notarization:** The owner's signature and acknowledgement of the plan have not been provided. These items must be shown on all plans and be notarized prior to recording in the County Recorder of Deeds Office.
5. **Proposed Public Water System:** It appears that this plan proposes a connection to a public water supply. The Planning and Zoning Office recommends that the municipality receive a letter from the governing water authority. Section 503.1 of the *PA Municipalities Planning Code* requires applications to present evidence to the governing body or planning agency that the project is to be supplied water by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority, or utility.
6. **Proposed Public Sewage System:** It appears that this plan proposes connection to a public sewer system. The Planning and Zoning Office recommends the municipality receive a letter from the governing sewer authority.
7. **State Road Frontage:** A Highway Occupancy Permit application must be submitted to the appropriate state or local department for review prior to construction. Section 508.6 of the *PA Municipalities Planning Code* states, in part, "No plat which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 known as the State Highway Law before any driveway access to a State highway is permitted.
8. **Easements:** It appears that this plan proposes access to the lot and billboard construction by means of easements located on adjoining property. The Planning and Zoning Office recommends that the applicant should submit a proposed maintenance agreement between parties.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at [bbuck@co.schuylkill.pa.us](mailto:bbuck@co.schuylkill.pa.us).

Respectfully,

Bryce D. Buck  
GIS Analyst/Planner

**Land Use Review of Permits**

Applicant	<b>Brewster Land Company</b>
Letter Received From	<b>Herbert, Rowland &amp; Grubic, Inc. (HRG)</b>
Municipality	<b>Kline Township</b>
Location	<b>Lofty Rd, McAdoo, PA 18237</b>
Activity	<b>Water Obstructions and Encroachment General Permits: GP-5, GP-11</b>

On behalf of Brewster Land Company, HRG will file permit applications for GP-5 and GP-11 to the Pennsylvania Department of Environmental Protection (DEP).

Applicant	<b>Vraj Temple STP</b>
Letter Received From	<b>Select Environmental Solutions, Inc.</b>
Municipality	<b>Wayne Township</b>
Location	<b>Manor Rd, Schuylkill Haven, PA 17972</b>
Activity	<b>National Pollution Discharge Elimination System (NPDES) Permit</b>

On behalf of Vraj Temple STP, Select Environmental Solutions will file a permit renewal application for NPDES to the Pennsylvania Department of Environmental Protection (DEP).

Applicant	<b>LTC Trucking Corporation</b>
Letter Received From	<b>Pennsylvania Department of Environmental Protection (DEP)</b>
Municipality	<b>Port Carbon Borough</b>
Location	<b>Main St, Port Carbon, PA 17965</b>
Activity	<b>Processing/Beneficial Use of Residual Waste Permit: No. WMGR066-NE002</b>

Pennsylvania Department of Environmental Protection (DEP) has informed Schuylkill County that LTC Trucking Corporation has obtained a Processing/Beneficial Use of Residual Waste Permit for the processing of waste oil, virgin fuel oil tank bottoms, spent antifreeze, and waste oil/water mixture via operation of a transfer facility. The approved permit is limited to collection, bulking, storage, and incidental oil/water separation.

Applicant	<b>Summit Anthracite, Inc.</b>
Letter Received From	<b>Pennsylvania Department of Environmental Protection (DEP)</b>
Municipality	<b>Porter Township</b>
Location	<b>Main St, Good Spring, PA 17981</b>
Activity	<b>Processing/Beneficial Use of Residual Waste Permit: No. WMGR046-NE001</b>

Pennsylvania Department of Environmental Protection (DEP) has approved the application for modification to a Processing/Beneficial Use of Residual Waste Permit submitted by Summit Anthracite, Inc., who has been authorized to increase their annual tonnage of beneficial use material allowed under WMGR046 from 30,000 to 90,000 tons.

Applicant	<b>Heisler’s Egg Farm (Tom Heisler)</b>
Letter Received From	<b>Team Ag Incorporated</b>
Municipality	<b>Walker Township</b>
Location	<b>Valley Rd, Tamaqua, PA 18252</b>
Activity	<b>National Pollution Discharge Elimination System (NPDES) Permit</b>

On behalf of Todd Heisler and Heisler’s Egg Farm, Team Ag Incorporated will file a permit renewal application for NPDES for a concentrated animal feeding operation to the Pennsylvania Department of Environmental Protection (DEP). This application will include all existing facilities and a permitted expansion that has not been completed, which consists of additional barns to house approximately 324,000 birds and a manure storage building.

Applicant	<b>Schuylkill Conservation District</b>
Letter Received From	<b>Clauser Environmental, LLC</b>
Municipality	<b>Washington Township</b>
Location	<b>Sweet Arrow Lake Rd, Pine Grove, PA 17963</b>
Activity	<b>DEP Permit</b>

Schuylkill Conservation District is seeking permits from the Pennsylvania Department of Environmental Protection (DEP) to complete the Swatara Creek Floodplain Restoration Phase III project at the Wolfes Road restoration site. This project includes riparian zone restoration near Sweet Arrow Lake County Park.

Applicant	<b>Energy Transfer L.P.</b>
Letter Received From	<b>STV Energy Services, Inc.</b>
Municipality	<b>Frailey Township</b>
Location	<b>I-81, Frailey Township, PA 17981</b>
Activity	<b>Water Obstructions and Encroachment General Permits: GP-8, GP-11</b>

On behalf of Energy Transfer Partners, STV Energy Services, Inc. will file permit applications for GP-8 and GP-11 to the Pennsylvania Department of Environmental Protection (DEP). A portion of high-pressure petroleum pipeline crossing perpendicular to I-81 overseen by Energy Transfer Partners requires replacement.

Applicant	<b>Ashley Furniture Industries, LLC</b>
Letter Received From	<b>Ashley Furniture Industries, LLC</b>
Municipality	<b>Pottsville City</b>
Location	<b>Keystone Blvd, Pottsville, PA 17901</b>
Activity	<b>National Pollution Discharge Elimination System (NPDES) Permit</b>

Ashley Furniture Industries, LLC will file a permit application for NPDES for their Upholstery Furniture Manufacturing Facility to the Pennsylvania Department of Environmental Protection (DEP).

Applicant	<b>AutoZone Development, LLC</b>
Letter Received From	<b>MDM Surveyors &amp; Engineers, LLC</b>
Municipality	<b>East Norwegian Township, St. Clair Borough</b>
Location	<b>Pottsville/St. Clair HW, Pottsville, PA 17901</b>
Activity	<b>National Pollution Discharge Elimination System (NPDES) Permit</b>

On behalf of AutoZone Development, LLC, MDM Surveyors & Engineers, LLC will file a permit application for NPDES for the construction of a new building with associated parking and utilities to the Pennsylvania Department of Environmental Protection (DEP).

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### County Notification of Planned Land Development

The County has received notification from applicants/developers regarding the following planned Land Development:

Municipality	Description	Parcel Number(s)
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Ryan Township	The intent of this plan is to subdivide the existing lands of James P. and Virginia L. Herring into two (2) individual lots. Proposed Lot 1 consists of a one (1) acre parcel of land with an existing barn and outbuilding for the future conversion of the barn into a dwelling. Proposed Lot 2 consists of a one (1) acre parcel of land with an existing single family dwelling.	26-04-0009.000 26-04-0009.002
Pottsville City	The intent of this plan is to construct a new 10,640 SF Dollar General retail store with associated improvements on the existing lands of JLM Real Estate Investments, LLC. Proposed public connection of water and sewer are included in the land development plan.	68-30-0022.001
Schuylkill Haven Borough	The intent of this land development plan is to construct a 30,000 SF indoor athletic and Physical Education building complex/fieldhouse and a parking lot on the existing lands of Schuylkill Haven Area School District.	63-03-0643.000
Cass Township	The intent of this land development plan is to construct a 40,000 SF warehouse building, driveway accesses and parking areas, utilities, and required stormwater management areas on the existing lands of Noble Equities, LLC.	05-08-0027.006 05-08-0034.000 04-08-0035.000
Hegins Township	The intent of this plan is to increase the area of the existing lands of Tammy Lee Erdman by annexing a portion of the land belonging to Sharon Erdman. No development is planned.	13-05-0088.000 13-05-0089.000
Walker Township	The intent of this plan is to construct a 2,121 SF 1.5-story office building with accompanying utilities and parking on the existing lands of John M. and Joanna D. Horst.	32-04-0012.007
West Penn Township	The intent of this plan is to subdivide the existing lands of Darryl L. Moyer, Donald R. Moyer, Erlin Moyer, Edna I. Moyer, and Mark D. Schwalm.	37-19-0019.000
Wayne Township	The intent of this plan is to subdivide the existing lands of Robert and Diane Smulktis to create one new lot that will be annexed to Pamela Donovan, and a residual lot that will be used as a single family residential lot in the future.	34-08-0053.000
North Manheim Township	The intent of this plan is to construct a 10,086 SF warehouse addition to an existing manufacturing facility with a parking area on the lands of Cardinal Systems, Inc.	18-06-0079.000
Norwegian Township	The intent of this plan is to subdivide the existing lands of JMAC Realty, LLC into two 0.25 acre parcels and construct a single family dwelling on each lot with public water and sewer.	20-08-0008.000
Hegins Township	The intent of this plan is to increase the area of the existing lands of Charles E. and Elaine M. Sherry by annexing a portion of the land belonging to David and Carrol Otto.	13-06-0094.000
Ringtown Borough	The intent of this plan is to construct 6,000 SF of self-storage units on the existing lands of Jason Muraczewski and to consolidate the two parcels into one. The proposed structures are un-manned facilities and will not include water service or sewage disposal.	61-25-0016.000, 61-05-0015.002
Kline Township	The intent of this plan is to subdivide one lot that is to be conveyed to Brewster Land Company. The lot will remain as vacant woodland with no water or sewer.	15-04-0008.000
Blythe Township	The intent of this plan is to annex the existing lands of Adam and Peggy Kondertavage into one lot. Future plans include the	02-15-0104.000 02-15-0105.000

	razing of two existing dwellings located within the properties and the construction of a new single family dwelling.	02-15-0106.000 02-15-0107.000
Tremont Township	The intent of this plan is to subdivide the existing lands of Thomas F. Zimmerman into one new lot with an existing building and a residual residential lot.	29-06-0093.007
Norwegian Township	The intent of this plan is to consolidate Lot 55 and Lot 66 of the Subdivision of Norwegian Woods: the existing lands of Kelly M. Kalovcak.	20-13-0055.000
Rush Township	The intent of this plan is to subdivide the existing lands of Watermelon Realty, LLC. Future plans include the construction of a single-family dwelling on each of the three lots. Connection to public water and sewer are proposed.	25-24-0050.000

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**Chapter 102 Permits**

Applicant	<b>Bluecup Ventures, LLC</b>
Letter Received From	<b>Pennsylvania Department of Environmental Protection (DEP)</b>
Municipality	<b>Kline Township</b>
Location	<b>Southside of Kline Township Line</b>
Activity	<b>Warehouse Construction</b>

Bluecup Ventures Hazleton, LLC proposes to construct a 3 million square-foot warehouse complex with associated improvements, including parking, trailer storage areas, and stormwater management facilities. All development will take place in Luzerne County, despite some of the parcels included in this project being located in Schuylkill County. This proposal is consistent with the Schuylkill County Comprehensive Plan (2006).

Applicant	<b>AutoZone Development, LLC</b>
Letter Received From	<b>MDM Surveyors &amp; Engineers, LLC</b>
Municipality	<b>East Norwegian Township, St. Clair Borough</b>
Location	<b>Pottsville/St. Clair HW, Pottsville, PA 17901</b>
Activity	<b>Building Construction</b>

AutoZone Development, LLC proposes to construct a 7,382 SF building with associated utilities and parking area located on the lands identified as UPI No. 08-07-0014.000 and 62-05-0037.000. This proposal is consistent with the Schuylkill County Comprehensive Plan (2006).

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**Chapter 105 Permits**

Applicant	<b>Bluecup Ventures, LLC</b>
Letter Received From	<b>Thompson Environmental Surveys &amp; Permitting, LLC</b>
Municipality	<b>Kline Township</b>
Location	<b>Southside of Kline Township Line</b>
Activity	<b>Warehouse Construction</b>

Bluecup Ventures Hazleton, LLC proposes to construct a 3 million square-foot warehouse complex with associated improvements, including parking, trailer storage areas, and stormwater management facilities. All development will take place in Luzerne County, despite some of the parcels included in this project being located in Schuylkill County. This proposal is consistent with the Schuylkill County Comprehensive Plan (2006).

## Act 537 Sewage Facilities Planning

Applicant	<b>Dianna M. Briel</b>
Letter Received From	<b>Pennsylvania Department of Environmental Protection (DEP)</b>
Municipality	<b>Butler Township</b>
Activity	<b>No Swage Planning Required</b>

Pennsylvania Department of Environmental Protection (DEP) has received and reviewed the “Request for Planning Waiver & Non-Building Declaration” for the lands of Dianna M. Briel located in Butler Township. No portion of the referenced subdivision is approved by the municipality or the Department for the installation of any sewage disposal system.

**Pennsylvania Department of Environmental Protection (DEP) has determined the following project(s) as exempt from the requirements to revise the official sewage facilities plan for new land development:**

Municipality	Subdivision Plan or Facility	Activity
North Manheim Township	Berry Road Subdivision	3 residential lots

## Grants

Applicant	Grant Program	Activity
Frailey Township	Multimodal Transportation Fund (MTF)	Replacement of the bridge carrying Clark Street (T-436) over Good Spring Creek.
Frailey Township	Multimodal Transportation Fund (MTF)	Replacement of the bridge carrying Lomison Street (T-432) over Good Spring Creek.
Minersville Borough	PENNVEST	Replacement of approximately 4,700 linear feet of water service lines within the Borough, which are known to contain lead materials.
Schuylkill County Airport Authority	Multimodal Transportation Fund (MTF)	Construction of a parallel taxiway to provide a turn-around for larger aircraft.
Barry Township	Multimodal Transportation Fund (MTF)	Replacement of bridge superstructure on Hill Road over Deep Creek.
Girardville Area Municipal Authority	PENNVEST	Replacement of equipment within the wastewater treatment plant and portions of sewer line.
East Brunswick Township	Multimodal Transportation Fund (MTF)	Replacement of the bridge on Old Country Lane over Cold Run.
Saint Clair Borough	Multimodal Transportation Fund (MTF)	Construction of drainage improvements along Lawton Street from Price Street to McCord Avenue, preventing erosion and deterioration of the roadway and numerous residential properties.
Schuylkill County Real Estate/Engineering Department	Multimodal Transportation Fund (MTF)	Replacement of two County bridges in Tremont Borough (Bridge #22, 24) located on Maple Street and Line Street.
Deer Lake Borough	Multimodal Transportation Fund (MTF)	Replacement of the bridge carrying Drehersville Road over Pine Creek.
East Union Township	Multimodal Transportation Fund (MTF)	Planning effort to increase residential activity through biking and walking.

## Other

Applicant	<b>Veolia Environnement S.A. / Veolia North America, Inc. / SUEZ Water Pennsylvania, Inc. / SUEZ Water Bethel, Inc.</b>
Letter Received From Municipality	<b>McNees, Wallace &amp; Nurick, LLC N/A</b>
Location	<b>Schuylkill County</b>
Activity	<b>Pennsylvania Public Utility Code- Control Change</b>

Schuylkill County has been informed of the Joint Application of Veolia Environnement, Veolia North America, SUEZ Water Pennsylvania, and SUEZ Water Bethel for all approvals pursuant to the Pennsylvania Public Utility Code for the change of control of SUEZ Water Pennsylvania and SUEZ Water Bethel. Schuylkill County is located within the proposed service area.

## 2020 Zoning Permit Activity

	Number of Permits Requested	Total Revenue
January	12	1,590.00
February	10	990.00
March	14	1,890.00
April	13	1,350.00
May	20	4,860.00
June	22	1,890.00
July	41	11,130.00
August	17	2,670.00
September	18	1,410.00
October	22	2,280.00
November	12	1,650.00
December	6	450.00
<b>Total (Year to Date)</b>	<b>207</b>	<b>32,160.00</b>

## 2021 Zoning Permit Activity

	Number of Permits Requested	Total Revenue
January	17	1,710.00
February	10	930.00
March	17	2,040.00
April	17	1860,00
May	24	2,795.00
June	27	\$2,520.00
July	5	\$640.00
August		
September		
October		
November		
December		
<b>Total (Year to Date)</b>	<b>117</b>	<b>10,635.00</b>

Schuylkill County Zoning Permits  
June 28, 1995 to November 20, 2020

Month	Permit Number	Zoning Hearing Board	Property Owners	Municipality	Tax Parcel Number(s)	Date Issued or Denied	Purpose	Sqft	Permit Fee	Zoning District	Construction Cost	Applicant
2021	7	19043	Stoltzfoos, David Z. & Lapp, Mahlon	Upper Mahantongo Township	31-04-0070.000	07/08/21	Agricultural Structure	1872	90	A	75,000	Stoltzfoos, David Z. & Lapp, Mahlon
2021	7	19044	Blumel, Michael	Frackville Borough	43-02-0023.000	07/14/21	Accessory Structure	600	90	R-3	10,000	Blumel, Michael
2021	7	19045	Nestor, Sean & Jessica	Gordon Borough	46-04-0145.000	07/14/21	Pole Barn	1200	90	R-2	41,000	Nestor, Sean & Jessica
2021	7	DENIED	Wetzel, Dwayne	Washington Township	33-15-0004.000	07/20/21	Accessory structure on a parcel with no principal structure		90	A		Wetzel, Dwayne
2021	7	19046	Walls, Jamie o.b.o. Cecelia Gaughan	Minesville Borough	52-05-0421.000	07/20/21	Deck	144	90	R-3	6,000	Walls, Jamie