

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 applicants, applicants' representatives and the public is also being made available.

How to Watch

The public meetings can be viewed 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 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://us06web.zoom.us/j/85901567111?pwd=akp1Z2ZWNVdtTjUza3U2Z1ZrQ1hNdz09>

Passcode: 664457

Webinar ID: 859 0156 7111

Telephone Number: US: +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799

1. **Attendance and Call to Order**
2. **Public Comment**
3. **Approval of Minutes**
4. **County Governed Plans (None)**

	Plan	Municipality	Tax Parcel Number(s)	Recommended Action	Reviewing Engineer	Action by PC No Later Than
4.1	Blackwood/Withelder	Reilly Township	24-08-0002.000	Conditional Final Plan Approval (Dec)	Lisa Mahall	12/12/2023
4.2	Snyder Lot Annexation Plan	Deer Lake Borough	42-03-0132.000	Conditional Final Plan Approval (Dec)	Lisa Mahall	12/12/2023
4.2	Annexation Final Plan Cescon Annexation Plan	Mahanoy City Borough	48-07-0093.000 48-07-0095.000	Conditional Final Plan Approval (Dec)	Lisa Mahall	11/07/2023

5. **Extension Requests**
 - 5.1 **Extension of time for a Planning Commission decision (None)**
 - 5.2 **Extension of time for Planning Commission conditional approval**

	Subdivision	Municipality	Tax Parcel Number(s)	Requested Extension Until
5.2.1	Wood – Vesnefskie	Union Township	30-05-0006.100	TBD
5.2.2	Rausch Creek Logistics Center Revised LDP	Frailey Township	12-04-0024.000 12-04-0024.005	10/11/2023

5.3 **Notification of Expiration of Time Extensions (no action required) (None)**

6. **Consideration of Financial Security Release**

6.1 Frackville Flats

7. **Act 247 Reviews**

7.1 **Plan Reviews (See Attachments)**

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	Preliminary/Final Minor Subdivision Showing Lands Now or Formerly of Dennis B Maurer & Penny L Maurer	Hegins Township	13-05-0105.003
7.1.2	JMAC Realty LLC Norwegian Woods Phases IV and V Re-platting Final Plan	Norwegian Township	20-06-0029.303 20-06-0029.304 20-13-0093.000 20-13-0094.000 20-13-0095.000 20-13-0096.000 20-13-0097.000 20-13-0098.000 20-13-0099.000 20-13-0106.000 20-13-0107.000 20-13-0108.000 20-13-0109.000 20-13-0110.000 20-13-0111.000 20-13-0118.000 20-13-0119.000 20-13-0120.000 20-13-0121.000 20-13-0122.000 20-13-0123.000 20-13-0124.000
7.1.3	Consolidation of Lots UPI #28-02-0005.001 and UPI #28-02-0005.000 Minor Subdivision Final Plan	South Manheim Township	28-02-0005.001 28-02-0005.000
7.1.4	Preliminary/Final Plan for Nassar Subdivision	West Brunswick Township	35-08-0024.000
7.1.5	Preliminary/Final Minor Subdivision Lot Line Adjustment Plan for Jerome & Melissa Keifer	West Penn Township	37-16-0035.008 37-23-0002.003
7.1.6	Glenn Snyder 2-Lot Subdivision	West Penn Township	

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

7.3 **Act 247 Reviews – Other** (None)

8. **Project Review List** (See Attachment)

9. **Zoning Report** (See Attachment)

10. **Planning Director’s Report**

11. **New Business**

12. **Adjournment**

**REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION**

Meeting date: September 13, 2023

Subdivision Name:	Blackwood/Withelder Minor Subdivision Final Plan
Municipality:	Reilly Township
Zoning District:	CR- Conservation Residential
Intended Use:	Recreation
Total Acres:	278.601
UPI Number:	24-08-0002.00
Number of Lots:	2
Surveyor of Record:	William J. Parulis, PLS/WJP
Date of Plan:	June 27, 2023

COMMENTS:

1. Easement Agreements 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 504.H).

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan appears to comply with the Zoning Ordinance provided that the proposed access easements comply with Section 801.A.1 as per Note #7. No examples of proposed easements were attached to the plan set at the time of review.

**REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION**

Meeting date: September 13, 2023

Subdivision Name:	Snyder Lot Annexation Plan
Municipality:	Deer Lake Borough
Zoning District:	R-1 Low Density Residential
Intended Use:	Residential
Total Acres:	1.594
UPI Number:	42-03-0132.000
Number of Lots:	4
Surveyor of Record:	Gary S. Ryan, PLS/WJP
Date of Plan:	August 10, 2023

COMMENTS:

1. 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.
2. An Easement Agreement between Lots 1 and 2 for the well 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 504.H).
3. Please provide the type of sewage to serve Parcel 2, as it has a well serving as the water source.

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

Zoning comments to be provided by Deer Lake Borough Zoning Officer.

**REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION**

Meeting date: September 13, 2023

Subdivision Name:	Cescon Annexation Plan
Municipality:	Mahanoy City Borough
Zoning District:	R-3 High Density Residential
Intended Use:	Residential
Total Acres:	0.215
UPI Number:	48-07-0093.000, 48-07-0095.000
Number of Lots:	2
Surveyor of Record:	Shawn M. Donohue, PLS
Date of Plan:	June 26, 2023

COMMENTS:

1. 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 ZONING OFFICER'S REPORT:

The plan appears to comply with the regulations of the Schuylkill County Zoning Ordinance.

PETERS CONSULTANTS, INC.

CONSULTING ENGINEERS/LAND SURVEYORS

August 14, 2023

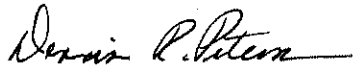
Ms. Susan A. Smith
Schuylkill County Planning and Zoning Commission
401 N. Second Street
Pottsville, PA 17901
(570)-628-1415
ssmith@co.schuylkill.pa.us

**RE: REQUEST FOR TIME EXTENSION FOR RESUBMISSION
VESNEFSKIE SUBDIVISION – UNION TOWNSHIP**

Dear Ms. Smith,

Per the conversation you had with our surveyor, Tyler Kotch on Friday 08/11/23, we are requesting a time extension for the Vesnefskie Subdivision in order to make revisions per the review letter dated 06/26/23.

Respectfully submitted,



Dennis R. Peters, P.E., P.L.S.
Principal

2701 Columbia Blvd. • Bloomsburg, PA 17815
570-752-4433
www.petersconsultants.com



September 8, 2023

Schuylkill County Planning Commission
401 N. Second Street
Pottsville, PA 17901

Re: Rausch Creek Logistics Center – Revised Land Development Plan

Dear Commissioners:

Rausch Creek Logistics Center Owner, LLC, is requesting an extension of time for their conditionally approved Land Development Plan through the regularly schedule Commission Meeting in October 2023. The additional time is necessary to obtain final signatures and record the plan.

Sincerely,

A handwritten signature in black ink, appearing to read "JP", with a long horizontal flourish extending to the right.

Joseph Peters, Development Manager
PDC Northeast LPIV, LLC
Panattoni Development Company, Inc.
2442 Dupont Drive
Irvine, CA 92612



CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - BUILDING DESIGN

August 18, 2023

Schuylkill County Planning and Zoning Commission
Attn.: Susan Smith
401 N Second Street
Pottsville, PA 17901

Re: Frackville Flats
Borough of Frackville, Schuylkill County, PA
Project No. 19-0076
Release of Financial Security

2023 AUG 23 AM 11:28
11/11/23

Dear Ms. Smith:

On behalf of Frackville Flats Senior Housing, LP., we are requesting the release of the remaining financial security for the above-referenced project as all aspects of the project have been completed.

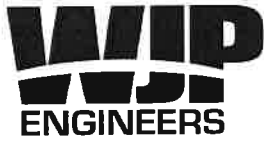
If you have any questions, please do not hesitate to contact me.

Sincerely,
Integrated Consulting

A handwritten signature in black ink, appearing to read 'Terri L Delo', is written over the printed name.

Terri L Delo
Senior Project Manager, Partner

Cc: Frackville Flats Senior Housing, LP



CIVIL ENGINEERING
ARCHITECTURAL ENGINEERING
ENVIRONMENTAL ENGINEERING
SURVEYING

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

VIA EMAIL

Date

Schuylkill County Planning Commission
Schuylkill County Courthouse
401 N. Second Street
Pottsville, PA 17901

Attention: Ms. Susan A. Smith, Director

**RE: Frackville Flats
Land Development
Developer's Agreement and Financial Security**

Dear Susan:

The above referenced developer has requested release of the Financial Security.

In accordance with the Municipal Planning Code, WJP Engineers has verified that improvements on the Final Plan have been constructed in accordance with the plan, "Annexation and Final Land Development Plan" prepared by Integrated Development Partners, dated 12/20/19. See Inspection Reports No. 1 to No. 17, prepared by WJP Engineers.

WJP Engineers recommends release in the amount of \$27,533.00.

If you have any questions, please contact us at your convenience.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Richard N. Yutko'.

Richard N. Yutko, P.E.

RNY/cb

Copy: 1902-5



Schuylkill County Planning, Zoning, & GIS
 401 N 2nd St
 Pottsville, PA 17901
 Office Phone: 570.628.1415
 Office Fax: 570.628.1005

September 11, 2023

Hegins Township
 421 S Gap St
 Valley View PA 17983

SUBJECT: Act 247 Plan Review

Plan Name: Preliminary/Final Minor Subdivision Showing Lands Now or Formerly of Dennis B Maurer & Penny L Maurer
 Professional of Record: Penncore Consulting LLC
 Owner(s)/Applicant(s): Dennis B Maurer, Penny L Maurer
 Tax Parcel Number(s): 13-05-0105.003
 Plan Date: 06/29/2023
 Date Received: 08/10/2023

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* (§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 September 13, 2023 meeting.**

PROJECT INFORMATION

Location	46 Penny Ln
Zoning District(s)	S-1, R-1
Water	Existing on-lot (residue), Proposed on-lot (Lots 1, 2, and 3)
Sewer	Existing on-lot (residue), Proposed on-lot (Lots 1, 2, and 3)
Present Use	Residential
Proposed Use	Residential
Number of New Lots	3

This plan proposes the subdivision of 13-05-0105.003 and the creation of 3 new lots proposed for residential use. There is 1 residual lot.

COMMENTS

- Process:** This plan appears to have been reviewed and approved by Hegins Township prior to receipt of the plans by the County. Municipalities Planning Code requires municipalities to forward **upon receipt** plans to the County Planning Agency for review and report. This Section of the PA Municipalities

Susan A. Smith Director 570.628.1038 ssmith@co.schuylkill.pa.us	GIS Analyst/Planner 570.628.1423	Zoning Officer 570.628.1416 zoning@co.schuylkill.pa.us	Severine Yeneshosky Administrative Secretary 570.628.1415 syeneshosky@co.schuylkill.pa.us
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Planning Code further requires that a municipality not approve a plan until the County report is received or until the expiration of 30 days from the date the plan was forwarded to the County.

2. **UPI Certification:** The UPI Number must be shown on all plans and shall be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.
3. **County Planning Stamp:** A space has been provided on the submitted plat for the Schuylkill County Planning Commission to place a date and signatures. The Schuylkill County Planning Department has a 1.5 inch by 3 inch official stamp that will be placed on the approved plat to acknowledge review for recording purposes. The space that has been provided for Schuylkill County Planning Commission signatures should be removed on future plans.
4. **Modification Requested:** The applicant requested several modifications of the Hegins Township SALDO. First, the applicant must state in full grounds and facts of unreasonableness or hardship on which the request for modification is based, the provisions of the ordinance involved, and the minimum modifications necessary (Section 512.1 of the PA Municipalities Planning Code). If the modification was approved, the approval date should be noted on the plans. If denied, the waiver request should be removed from the plan sets for clarification.
5. **Zoning:** The Zoning district symbol should be added to the Map Legend for clarification.
6. **Lot Access:** Lots 1, 2, and 3 and the residue lot will share an access easement. A copy of the access easement should be provided to the Township for review and comment.
7. **Floodplain:** Portions of these lots are located in the Zone A or 1% Annual Chance Flood Hazard Area. General Note #7 states, in part, that "FEMA should be contacted prior to any development activities in the flood zone". This note should be updated to state that "Hegins Township should be contacted...." given that Hegins Township is responsible for the enforcement of the Floodplain Management Ordinance.
8. **Land Development:** This plan appears to proposed the development of Lots 1 – 3 with single-family residential dwellings (Note that sewage testing has been conducted). The Pennsylvania Municipalities Planning Code defines "land development" in part as "the improvement of one lot or two or more contiguous lots, tracts or parcels of land.... Involving a group of two or more residential buildings...." The Township should determine whether this plan is a minor subdivision or raises to a Land Development Plan, which may require additional technical, plan or other information be provided to the Township.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director



Schuylkill County Planning, Zoning, & GIS
 401 N 2nd St
 Pottsville, PA 17901
 Office Phone: 570.628.1415
 Office Fax: 570.628.1005

September 11, 2023

Norwegian Township
 506 Maple Ave
 PO Box 251
 Marlin PA 17951

SUBJECT: Act 247 Plan Review

Plan Name: JMAC Realty LLC Norwegian Woods Phases IV and V Re-platting Final Plan
 Professional of Record: WJP Engineers
 Owner(s)/Applicant(s): JMAC Realty LLC
 Tax Parcel Number(s): 20-06-0029.303, 20-06-0029.304, 20-13-0093.000, 20-13-0094.000, 20-13-0095.000, 20-13-0096.000, 20-13-0097.000, 20-13-0098.000, 20-13-0099.000, 20-13-0106.000, 20-13-0107.000, 20-13-0108.000, 20-13-0109.000, 20-13-0110.000, 20-13-0111.000, 20-13-0118.000, 20-13-0119.000, 20-13-0120.000, 20-13-0121.000, 20-13-0122.000, 20-13-0123.000, 20-13-0124.000
 Plan Date: 08/18/2023
 Date Received: 09/06/2023

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* (§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 September 13, 2023 meeting.**

PROJECT INFORMATION

Location	Norwegian Woods Subdivision (Off of Tanglewood and Timberline Drives)
Zoning District(s)	R-1 (Rural Residential)
Water	Public
Sewer	Public
Present Use	Vacant (Residential)
Proposed Use	Residential
Number of New Lots	3

This plan revises the previously approved and recorded “Norwegian Woods, Phases IV & V”. The purpose of the plan is to both eliminate proposed roads and combine lots into larger residential lots as follows:

Susan A. Smith Director 570.628.1038 ssmith@co.schuylkill.pa.us	GIS Analyst/Planner 570.628.1423	Zoning Officer 570.628.1416 zoning@co.schuylkill.pa.us	Severine Yeneshosky Administrative Secretary 570.628.1415 syeneshosky@co.schuylkill.pa.us
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- Eliminate Lots 93 – 97 to create a 3.758 acre lot to be identified as Lot 93C with access to Tanglewood Dr
- Eliminate Lots 98 and 99 along with a previously proposed road and cul-de-sac to create a 6.451 acre lot to be identified as Lot 98C with access to Tanglewood Dr as a flag lot
- Eliminate Lots 106 – 111 along with a previously proposed road to create a 3.275 acre lot to be identified as Lot 106C with access to the cul-de-sac on Timberline Drive
- Eliminate Lots 119 – 124 along with a previously proposed road and cul-de-sac to create a 5.811 acre lot to be identified as Lot 119C with access to the cul-de-sac on Timberline Drive

COMMENTS

1. **UPI Certification:** The UPI Numbers must be certified by the Schuylkill County Assessment Office prior to recording in the Schuylkill County Recorder of Deeds.
2. **Lot Access:** Proposed Lots 93C and 98C effectively split 50' Right-of-Way of Tanglewood Drive. The Township should consider how the vehicle access of both of these lots. Will each lot be served by a driveway individually or will Lot 93C be served by an easement? If the developer proposes an access easement, the applicant should submit a proposed maintenance agreement between the parties. If each lot is to be served by an individual driveway, the Township should ensure that the proposed driveways can meet the design requirements of the SALDO and any zoning or driveway ordinance requirements. Lastly, prior to the construction of a new driveway, permission to connect to the 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) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director



Schuylkill County Planning, Zoning, & GIS
 401 N 2nd St
 Pottsville, PA 17901
 Office Phone: 570.628.1415
 Office Fax: 570.628.1005

September 11, 2023

South Manheim Township
 3089 Fair Rd
 Auburn PA 17922

SUBJECT: Act 247 Plan Review
 Plan Name: Consolidation of Lots UPI #28-02-0005.001 and 28-02-0005.000
 Minor Subdivision Final Plan
 Professional of Record: Shawn M Donohue RPLS
 Owner(s)/Applicant(s): Gregory A Woll, Laura M Woll
 Tax Parcel Number(s): 28-02-0005.001, 28-02-0005.000
 Plan Date: 06/08/2023
 Date Received: 08/04/2023

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* (§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 September 13, 2023 meeting.**

PROJECT INFORMATION

Location	117 Schuylkill Mountain Rd
Zoning District(s)	Rural
Water	Existing on-lot
Sewer	Existing on-lot
Present Use	Residential
Proposed Use	Residential
Number of New Lots	N/A

This plan proposes the annexation of 28-02-0005.001 and 28-02-0005.000. 28-02-0005.001 has an existing single family residential dwelling with existing on-lot water and sewer.

COMMENTS

- Modification Requested:** The applicant is requesting a modification from Section 100-22 of the South Manheim SALDO. The applicant must state in full grounds and facts of unreasonableness or hardship on which the request for modification is based, the provisions of the ordinance involved, and the

Susan A. Smith Director 570.628.1038 ssmith@co.schuylkill.pa.us	GIS Analyst/Planner 570.628.1423	Zoning Officer 570.628.1416 zoning@co.schuylkill.pa.us	Severine Yeneskosky Administrative Secretary 570.628.1415 syeneskosky@co.schuylkill.pa.us
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minimum modifications necessary (Section 512.1 of the PA Municipalities Planning Code). If the modification is approved, the approval date should be noted on the plans. If denies, the waiver request should be removed from the plan sets for clarification.

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

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director



Schuylkill County Planning, Zoning, & GIS
 401 N 2nd St
 Pottsville, PA 17901
 Office Phone: 570.628.1415
 Office Fax: 570.628.1005

September 11, 2023

West Brunswick Township
 95 Municipal Rd
 Orwigsburg PA 17961

SUBJECT: Act 247 Plan Review
 Plan Name: Preliminary/Final Plan for Nassar Subdivision
 Professional of Record: C2C Design Group
 Owner(s)/Applicant(s): Gabriel Nassar, Sharon Nassar
 Tax Parcel Number(s): 35-08-0024.000
 Plan Date: 07/31/2023
 Date Received: 08/04/2023

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* (§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 September 13, 2023 meeting.**

PROJECT INFORMATION

Location	471 Lake Front Drive
Zoning District(s)	R-2 (Medium Density Residential)
Water	Proposed on-lot
Sewer	Proposed Public
Present Use	Residential
Proposed Use	Residential
Number of New Lots	4

This plan proposes the subdivision of 13-05-0105.003 and the creation of 4 new lots proposed for residential use. There is 1 residual lot.

COMMENTS

- UPI Certification:** The UPI Number must be shown on all plans and shall be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.

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

GIS Analyst/Planner
 570.628.1423

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

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

2. **County Planning Stamp:** A space has been provided on the submitted plat for the Schuylkill County Planning Commission to place a date and signatures. The Schuylkill County Planning Department has a 1.5 inch by 3 inch official stamp that will be placed on the approved plat to acknowledge review for recording purposes. The space that has been provided for Schuylkill County Planning Commission signatures should be removed on future plans.
3. **Signature, Seal and Certification of Professional of Record:** The signature, seal and certification of the engineer or surveyor have not been provided. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.
4. **Owners' Signature and Acknowledgement:** The owner's signature and acknowledgement 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. The signatures must be notarized.
5. **Water Supply:** This plan proposes on-lot water supply for the 4, proposed lots. The property owners must maintain compliance with applicable DEP regulations.
6. **Sewage:** The plan proposes a connection to a public sewer system. The municipality should receive a letter from Schuylkill County Municipal Authority indicating the availability to serve the proposed lots.
7. **Lot Access:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to Lake Front Drive should be requested from West Brunswick by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director



Schuylkill County Planning, Zoning, & GIS
 401 N 2nd St
 Pottsville, PA 17901
 Office Phone: 570.628.1415
 Office Fax: 570.628.1005

September 11, 2023

West Penn Township
 27 Municipal Rd
 New Ringgold PA 17960

SUBJECT: Act 247 Plan Review

Plan Name: Preliminary/Final Minor Subdivision Lot Line Adjustment Plan for Jerome & Melissa Keifer
 Professional of Record: Lehigh Engineering Associates Inc
 Owner(s)/Applicant(s): Jerome M Keifer, Melissa A Keifer, Dale R Keifer, Cheryl A Keifer
 Tax Parcel Number(s): 37-16-0035.008, 37-23-0002.003
 Plan Date: 07/31/2023
 Date Received: 08/04/2023

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* (§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 September 13, 2023 meeting.**

PROJECT INFORMATION

Location	58 Deere Ln, 68 Deere Ln
Zoning District(s)	AG (Agricultural)
Water	Existing on-lot
Sewer	Existing on-lot
Present Use	Residential
Proposed Use	Residential
Number of New Lots	0

This plan proposes the subdivision and annexation of a 5.2867-acre lot identified as “Area A” from 37-23-0002.003 to 37-16-0035.008.

COMMENTS

- UPI Certification:** The UPI Number must be shown on all plans and shall be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.

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

GIS Analyst/Planner
 570.628.1423

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

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

2. **County Planning Stamp:** A space has been provided on the submitted plat for the Schuylkill County Planning Commission to place a date and signatures. The Schuylkill County Planning Department has a 1.5 inch by 3 inch official stamp that will be placed on the approved plat to acknowledge review for recording purposes. The space that has been provided for Schuylkill County Planning Commission signatures should be removed on future plans.
3. **Signature, Seal and Certification of Professional of Record:** The signature, seal and certification of the engineer or surveyor have not been provided. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.
4. **Owners' Signature and Acknowledgement:** The owner's signature and acknowledgement 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. The signatures must be notarized.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director



Schuylkill County Planning, Zoning, & GIS
 401 N 2nd St
 Pottsville, PA 17901
 Office Phone: 570.628.1415
 Office Fax: 570.628.1005

September 11, 2023

West Penn Township
 27 Municipal Rd
 New Ringgold PA 17960

SUBJECT: Act 247 Plan Review
 Plan Name: Glenn Snyder 2-Lot Subdivision
 Professional of Record: Kevin Bensinger, PLS
 Owner(s)/Applicant(s): Glenn A Snyder, Brenda Snyder
 Tax Parcel Number(s): 37-14-0156.0001, 37-14-0156.002
 Plan Date: 08/01/2023
 Date Received: 08/04/2023

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* (§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 September 13, 2023 meeting.**

PROJECT INFORMATION

Location	2181 Sunny Rd
Zoning District(s)	AG (Agricultural)
Water	Existing on-lot (None for proposed lot)
Sewer	Existing on-lot (None for proposed lot)
Present Use	Residential
Proposed Use	Residential/Vacant
Number of New Lots	1

This plan proposes the subdivision of 2.724 acres creating 1 new lot plus the residue lot.

COMMENTS

- UPI Certification:** The UPI Number must be shown on all plans and shall be certified by the County Assessment Office prior to recording in the County Recorder of Deeds Office.

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2. **Modifications:** The applicant has requested 2 waivers from the West Penn Township SALDO as noted on the cover page. The applicant must state in full grounds and facts of unreasonableness or hardship on which the request for modification is based, the provisions of the ordinance involved, and the minimum modifications necessary (See Section 512.1 of the PA Municipalities Planning Code). If approved, the date of the waiver approval should be added to the plan. If denied, the modifications should be removed from the cover sheet for clarity.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at ssmith@co.schuylkill.pa.us.

Respectfully,

Susan A. Smith
Director

Land Use Review of Permits

Applicant	Municipal Authority of the Borough of Ringtown (MABR)
Letter Received From	Benesch
Municipality	Ringtown Borough
Location	Sewage Treatment Facility at Spring and Line Streets (61-01-0009.001)
Activity	NPDES Renewal

MABR is applying to PADEP for a NPDES permit renewal associated with the MABR Sewer Treatment Plant.

Applicant	Schuylkill Conservation District
Letter Received From	Benesch
Municipality	East Norwegian Township, Palo Alto Borough
Location	Eastern end of Tuscarora and Bacon Streets
Activity	NPDES Application

The Schuylkill Conservation District is applying for a NPDES permit in association with the construction of an abandoned mine drainage treatment system for the Randolph Discharge. The construction will be considered a restoration project and will include the installation of 2 settling ponds, wetland cells and conveyances.

Applicant	Schuylkill County Municipal Authority
Letter Received From	Schuylkill County Municipal Authority
Municipality	New Castle Township
Location	Broad Mountain Water Treatment Plan
Activity	NPDES Renewal

SCMA is applying for the NPDES renewal for the Broad Mountain Water Treatment Plant.

Applicant	Natural Soils Products
Letter Received From	Mavickar Environmental Engineering Consultants
Municipality	Frailey Township
Location	200 Main St (Tremont)
Activity	General Permit Renewal

Natural Soils Products is seeking approval from PADEP to renew the existing Alkaline Pasteurization General Permit coverage using the Bioaset Process to produce an Exceptional Quality Class A end-product. The mobile Bioaset processing facility is to be located on the NSP site.

Applicant	Masser Farm Realty LTD
Letter Received From	Spotts Stevens and McCoy
Municipality	Hublely Township
Location	2525 W Main St (Spring Glen)
Activity	NPDES Application

The intent of the project is to demolish one residential house and all out buildings to construct a corporate headquarters building for agricultural sales. The project will include one primary entrance to Main St (SR 25) and include the construction of 1 building with adjacent parking and stormwater BMPs.

Applicant	CES Biogas LLC – Renewable Natural Gas Plant
Letter Received From	Earthres
Municipality	Foster Township
Location	99 Commonwealth Rd (Hegins)
Activity	NPDES Application

CES Biogas intends to submit an application to PADEP for a general permit to authorize discharge of stormwater associated with industrial activity at the RNG plant.

Applicant	Northeast Prestressed Products LLC
Letter Received From	Northeast Prestressed Products LLC
Municipality	North Manheim Township, Cressona Borough
Location	135 Gordon Nagle Trail
Activity	NPDES Renewal

Northeast Prestressed Products is submitting a renewal permit application.

Applicant	Prysmian Cables and Systems USA LLC
Letter Received From	Entech Engineering
Municipality	Schuylkill Haven Borough
Location	1 Tamaqua Blvd
Activity	NPDES Renewal

The applicant is submitting renewal application.

Applicant	BRADS Landfill
Letter Received From	SCS Engineers
Municipality	Blythe Township
Location	Burma Rd
Activity	PADEP Permits

BRADS Landfill is currently in the process of permitting a sewer line to transfer leachate from the landfill to a Schuylkill Valley Sewer Authority sanitary sewer line. The following permits are required:

- Water Quality Management Permit to construct the sewer line
- NPDES General Permit for Discharges of Stormwater Association with construction activities
- Chapter 105 Water Obstructions and Encroachment General Permit for crossing Little Wolf Creek

Chapter 102 Permits: County Notification of Planned Land Development

Applicant	Schuylkill County Volunteer Firemen’s Association – EMA Fire School Building
Letter Received From	Benesch
Municipality	Ryan Township, West Mahanoy Township
Location	Along west side Firemans Rd at the southern end of Firemans Rd
Activity	Proposed Land Development

The project includes the construction of a proposed fire school building with parking and stormwater management facilities. Public sewer and water will serve the project.

Applicant	PADEP
Letter Received From	PADEP
Municipality	Kline Township (and Hazle Township, Luzerne County)
Location	Audenried Coal
Activity	Proposed Project

The PADEP Bureau of Abandoned Mine Reclamation plans to eliminate dangerous highwall, dangerous pile and embankment, backfilling of strip pit and restoration of Hunkydory Creek as part of a project titled “Audenried Coal to Solar Phase 2”

Applicant	MBC Carlisle LP
Letter Received From	Miller Brothers
Municipality	North Manheim Township
Location	18-05-0139.000, 18-05-0139.001, 18-05-0139.002
Activity	Other/Draft Site Plan

The existing buildings will be demolished/have been demolished. Fill material will be used to grade the properties to an even slope towards the Schuylkill River at the rear of the properties until the properties are used for new commercial business.

Applicant	CBJF Realty/Bartush
Letter Received From	WJP Engineers
Municipality	Orwigsburg Borough
Location	North side of Industrial Drive (56-02-0010.000, 56-02-0008.000, 56-02-0073.000)
Activity	E&S Plan, PCSM Plan

This notification is for an industrial site borrow area with soil enhancement.

Air Quality

The following facilities have applied for/been issued an Air Quality Permits/Plans to/from the Pennsylvania Department of Environmental Protection (DEP):

Municipality	Facility	Permit Type
Cressona Borough	Hydro Extrusion USA LLC	DEP approved the facilities request for an extension of a temporary operation period for the Air Quality Plan Approval and extended the shakedown period for up to 180 additional days, which shall end on 3/18/24.
East Brunswick Township	J.W. Zaprazny Inc	PADEP has reviewed the submitted plan approval application and has determined it to be complete and containing sufficient detail to enable a technical review to be conducted.

Act 537: Sewage Facilities Planning

The Pennsylvania Department of Environmental Protection (DEP) has reviewed the following submitted project(s):

Municipality	Subdivision Plan or Facility	Activity
Hegins Township	Subdivision of Lands of Dennis and Penny Maurer	Approval Letter – Exception for the Subdivision of Lands of Dennis and Penny Maurer. The project consists of subdividing a 24.83-acre parcel into 4 single family residential lots located on Penny Lane. The subdivision will be served by individual on-lot sewage disposal systems with total flows for the project of 2000 GPD (4 lots x 500 GPD/lot). Water will be supplied by private wells.
Butler Township	John Quick and Denise Mastishin Subdivision	Approval Letter – Exception for the John Quick and Denise Mastishin Subdivision. The project consists of the subdivision of a 1.35 acre parcel into 2 lots and the construction of a single family dwelling on Parcel 2. Parcel 1 has an existing single-family dwelling served by public sewage. The proposed dwelling will be connected to SCMA’s Butler Township WWTP. Total flows generated will be 800 GPD (400 GPD/lot * 2).
Rush Township	Tax Parcel 25-24-50(4) Subdivision	Approval Letter – Exception for the Tax Parcel 25-24-50(4) Subdivision. The project consists of the subdivision of a 06.04-acre parcel into two single-family residential lots. The project will connect to Rush Township’s collection system and will generate 800 GPD (2 lots x 400 GPD/lot) to be treated at the Borough of Tamaqua’s WWTP.

Grants

Applicant	Grant Program	Activity

Other

Applicant	Gilberton Coal Company
Letter Received From	PADEP

Municipality	Butler Township
Location	Big Mine Run Operation
Activity	Mining Permit Renewal

PADEP issued a renewed mining permit that includes the Bond Review for 2022. The permit was also corrected to authorize a change in the post-mining land use from forestland to unmanaged natural habitat.

Applicant	Rausch Creek Coal Preparation Good Spring LLC
Letter Received From	PADEP
Municipality	Porter Township, Frailey Township
Location	Good Spring Breaker Operation
Activity	Mining Permit Renewal

PADEP issued a renewed mining permit that includes the Bond Review for 2022. A General NPDES Stormwater Permit was also renewed to address the handling and containment of runoff from this site.

2023 Zoning Permit Activity

	Number of Permits Approved/Denied	Total Monthly Revenue
January	16 \$	1,290.00
February	10 \$	1,720.00
March	20 \$	2,415.00
April	20 \$	1,890.00
May	34 \$	3,755.00
June	11 \$	1,620.00
July	20 \$	2,400.00
August	25 \$	1,950.00
September		
October		
November		
December		
Total (Year to Date)	156 \$	17,040.00

year	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
2023	8	19415		Moyer, Bruce W.	Reilly Township	24-11-0063.001	08/03/23	Commercial Building Addition	1200	150	R-3	20,000	Moyer, Bruce W.
2023	8	19416		Metzinger, Gene	Gordon Borough	46-04-0056.000	08/03/23	Residential Storage Building	1500	90	R-3	28,575	Metzinger, Gene
2023	8	DENIED		Manyko, Nicholas	Mahanoy City Borough	48-04-0221.000	08/03/23	Failed to demonstrate compliance with off street parking requirements		150	R-3	300	Manyko, Nicholas
2023	8	19417		Welsh, Anthony J.	Barry Township	01-15-0095.000	08/07/23	New Single Family Dwelling	1200	90	CR	50,000	Welsh, Anthony J.
2023	8	19418		Maurer, Collin R.	Eldred Township	10-11-0013.000	08/07/23	Agricultural Storage Building (Pole Building)	2400	150	A	63,000	Maurer, Collin R.
2023	8	19419		Kuperavage, Michael	Port Carbon Borough	59-02-0144.000	08/07/23	Residential Accessory Storage Building (Shed)	400	90	R-2	18,000	Kuperavage, Michael
2023	8	19420		Kubis, Melissa H.	Eldred Township	10-08-0029.005	08/08/23	Residential detached 2 car garage	780	90	A	20,000	Kubis, Melissa H.
2023	8	19421	ZHB	Cairo, Kevin	Gordon Borough	46-04-0142.000	08/08/23	Pole Building	960	90	R-2	32,000	Cairo, Kevin
2023	8	19422		Hole-Reber, Kimberly	Minersville Borough	52-05-0485.000	08/09/23	Residential Accessory Storage Building (Garage)	640	90	R-3	10,000	Hole-Reber, Kimberly
2023	8	19423		Wilson, IV, George H.	Porter Township	22-06-0054.003	08/09/23	Detached Residential Storage Building (Pole Shed)	2400	90	A	70,000	Wilson, IV, George H.
2023	8	19424		Byers, Lloyd A.	Washington Township	33-11-0018.001	08/14/23	Detached Residential Storage Building (Pole Shed)	2400	90	A	N/A	Byers, Lloyd A.
2023	8	19424		Byers, Lloyd A.	Washington Township	33-11-0018.001	08/14/23	Front Deck	576	90	A	N/A	Byers, Lloyd A.
2023	8	19425		Byers, Lloyd A.	Washington Township	33-11-0018.001	08/14/23	Rear Porch	384	90	A	N/A	Byers, Lloyd A.
2023	8	19426		Fisher-Hughes, Robert	Washington Township	33-08-0027.000	08/14/23	Detached Residential Storage Structure (Shed)	768	90	R-2	36,000	Fisher-Hughes, Robert
2023	8	19428		Evans, James N.	Tower City Borough	66-01-0242.001	08/14/23	Front Porch Enclosure	288	90	R-3	5,000	Evans, James N.
2023	8	19429		Tobin, Craig M.	Tremont Borough	67-03-0147.000	08/16/23	Residential Garage	1440	90	R-3	32,700	Tobin, Craig M.
2023	8	19430		AT&T Wireless	East Norwegian Township	08-02-0002.001	08/23/23	Pylon Sign	60	150	C-3	15,000	Bartush Sign
2023	8	19431		Shuey, Robert M.	Porter Township	22-08-0055.005	08/23/23	Storage and Truck Repair	6000	90	A	82,676	Shuey, Robert M.
2023	8	19432		Black, Joann	Minersville Borough	52-05-0082.000	08/24/23	Detached Residential Storage Structure (Shed)	640	90	R-3	20,100	Black, Joann
2023	8	19433		Roshannon, Samantha	Minersville Borough	52-05-0510.000	08/24/23	Concrete Patio	288	90	R-3	2,000	Roshannon, Samantha
2023	8	19434		Kilker, James R	Girardville Borough	45-06-0242.000	08/28/23	Rear Porch	342	90	C-1	9,200	Kilker, James R
2023	8	19435		Raring, Lee E.	Auburn Borough	39-02-0188.000	08/28/23	Addition to Single Family Residential Dwelling	364	90	R-3	65,000	Mike Long, American Remodeling
2023	8	19436		Brewer, Jordan	Gordon Borough	46-04-0047.000	08/31/23	Detached Residential Storage Building (Pole Building)	1125	90	R-3	4,100	Brewer, Jordan
2023	8	19437		Eister, Theodore C.	Middleport Borough	51-02-0201.000	08/31/23	Detached Residential Storage Structure (Garage)	880	90	R-3	4,800	Eister, Theodore C.
2023	8	19438		Fernando, Keith J	Middleport Borough	51-02-0035.000	08/31/23	Residential Addition	492	90	C-1	10,000	Fernando, Keith J