

## 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 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@schuylkillcountypa.gov](mailto:ssmith@schuylkillcountypa.gov) or they can be left at the Planning dropbox at the entrance to the courthouse.

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SCHUYLKILL COUNTY PLANNING COMMISSION

# AGENDA

WEDNESDAY, JANUARY 8, 2025 @ 6PM

**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/84061016596?pwd=ETZwF2NNGJhcOmSVE5YVulfJdvbi7.1>

**Passcode:** 769110

**Webinar ID:** 840 6101 6596

**Telephone Number:** US: +1 309 205 3325

1. **Attendance and Call to Order**
2. **Reorganization**
3. **Public Comment**
4. **Approval of Minutes**
5. **Extension Requests**
  - 5.1 **Extension of time for a Planning Commission decision**

	Subdivision	Municipality	Tax Parcel Number(s)	Extension Requested Until
5.1.1	McHugh Subdivision	Washington Township	33-05-0048.001	03/12/2025
5.1.2	Final Land Development Plan over lands of Tyler J & Denise Beck	Porter Township	22-08-0050.000	03/05/2025

- 5.2 **Extension of time for a Planning Commission conditional approval**

	Subdivision	Municipality	Tax Parcel Number(s)	Extension Requested Until
5.2.1	Preliminary/Final Minor Subdivision Plan Kramer Minor Subdivision	Washington Township	33-04-0044.000	04/09/2025

- 5.3 **Extension of time expiration notification (none)**

6. **Consideration of Financial Security Release (none)**

7. **County Governed Plans**

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Reviewing Engineer	Action by PC No Later Than
7.1	Fuel-Up Miners Car Wash Lot Annexation and Land Development Plan	Minersville Borough	52-05-0259.000 52-05-0276.000 52-05-0277.000	Waiver Consideration Conditional Final Plan Approval (Apr)	Benesch	01/08/2025
7.2	Preliminary Land Development Plan and Subdivision and Lot Consolidation Plan for KH Holdings LLC	North Union Township	19-10-0040.000 19-10-0041.000 19-10-0041.000	Waiver Consideration Preliminary Plan Approval	WJP	02/11/2025
7.3	Swatara Rd Solar Sketch Plan	Reilly Township	24-02-0002.000 24-02-0001.000	Discussion	Benesch	N/A
7.4	Pine Swamp Solar Sketch Plan	Union Township	30-05-0032.000	Discussion	WJP	N/A
7.5	Willard Sketch Plan	Union Township	Northumberland County Parcel	Discussion	County	N/A
7.6	Final Lot Annexation Plan – Ricky & Jennifer Boehmer	North Union Township	19-14-0700.000 19-14-0701.000	Conditional Final Plan Approval (Apr)	County	3/11/2025
7.7	Annexation Plan for Elizabeth Griffiths	Washington Township	33-05-0017.007	Conditional Final Plan Approval (Apr)	County	3/11/2025

8. **Act 247 Reviews**

8.1 **Plan Reviews** (See Attachments)

	<b>Subdivision</b>	<b>Municipality</b>	<b>Tax Parcel Number(s)</b>
8.1.1	Final Subdivision Plan Lot Consolidation Charles III & Tracey A Heizenroth	Butler Township	04-05-0034.024 04-05-0034.025
8.1.2	Lenick/Machita Minor Subdivision Lot Annexation Final Plan	Cass Township	05-08-0027.008 05-08-0027.001 05-08-0027.005 05-08-0027.009 05-08-0031.000 05-08-0027.003
8.1.3	Boundary Line Adjustment for James A Barton	East Brunswick Township	07-11-0040.001 07-11-0040.002
8.1.4	Kanaski/Toback Annexation Final Plan	East Brunswick Township	07-04-0005.000 07-04-0006.002
8.1.5	Steven Felty Subdivision Final Plan	South Manheim Township	28-08-0001.000
8.1.6	Final Subdivision Plan for Annexation of Lands of William P Hill	West Penn Township	37-13-0010.001 37-13-0010.002
8.1.7	Final Plan of Lands of Paula and Vito Basile	Tamaqua Borough	65-07-0175.000

8.2 **Act 247 Municipal Reviews of Plans and Ordinances**

- 8.2.1 East Union Township Zoning Ordinance Amendment
- 8.2.2 West Brunswick Township Zoning Ordinance Amendment

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

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

11. **Planning Director's Report**

12. **New Business**

13. **Adjournment**



**Planning Commission  
Schuylkill County  
MINUTES – November 13, 2024**

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

**Commission Members Absent:** Joseph Palubinsky; Nicholas Boyle

**Press Attending:** None

**Guests:** John Raho; Melinda Deibert; Betty Reitenbaugh

**Staff Attending:** Susan Smith, Planning Director; Shelby Hostetter, Esq, Assistant County Solicitor

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

\*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, October 9, 2024 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

#### CHANGES TO AGENDA

None

#### PUBLIC COMMENT

John Raho, Porter Township, expressed his concerns about the Beck Land Development plan that is proposed on a property across from his home in Porter Township. He discussed with the Planning Commission the areas of concern including: noise from the inverters, environmental impact to wildlife, runoff, flooding, glare. The topic he is most concerned about how is this going to impact the assessment of his home.

Betty Reitenbaugh, Porter Township, is concerned about the Beck Land Development plan. Her land borders the Beck property on both sides of the street and this will be exactly across the street from her house. She explained that there are only 3 homes in the area and it will impact all of them.

Melinda Deibert, North Mannheim Township, commented on the public hearing that was held regarding solar panels, North Mannheim Township Planning and Zoning issues, and proposed warehouse.

Written comment from Dr. Erin Portland.

To the Planning Commission Members and Staff:

The Pa DEP is hosting two meetings regarding the BRADS Landfill and multiple facilities in Western Schuylkill Count. As a resident of this county, as well as Saint Clair, I respectfully request and urge staff and Planning Commission members to attend these meetings. It is crucial to the health and wellbeing of all residents impacted by these facilities that the PA DEP is aware of ALL concerns, especially those of the Planning Commission members.

The first meeting will take place on Thursday, November 14, 2024, from 6:00 – 9:00 PM at the Tremont Municipal Building. The second meeting will be held Tuesday, November 19, 2024, from 6:00 – 9:00 PM at the Saint Clair Elementary/ Middle School. Representatives from the department will be on hand to answer questions.

## APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on October 9, 2024 was approved by the Planning Commission.

**MOTION: On the motion of Mr. Fey, seconded by Mr. Sattizahn, the Planning Commission unanimously approved the minutes of the October 9, 2024 Planning Commission Meeting.**

## EXTENSION REQUESTS

Fuel-Up Miners Car Wash Lot Annexation and Land Development Plan  
Minersville Borough

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Smeltz, the Planning Commission unanimously granted the Extension Request for Planning Commission decision until the January 8, 2025 Planning Commission meeting.**

McHugh Subdivision

Washington Township

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Smeltz, the Planning Commission unanimously granted the Extension Request for Planning Commission decision until the January 8, 2025 Planning Commission meeting.**

Scheibley Minor Subdivision

Tremont Borough

**MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Lettich, the Planning Commission unanimously granted the Extension Request for Planning Commission decision until the January 8, 2025 Planning Commission meeting.**

## COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Two plans were submitted to the Planning Commission.

### PRELIMINARY/FINAL MINOR SUBDIVISION PLAN- KRAMER MINOR SUBDIVISION

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Washington Township  
33-04-0044.000

**MOTION: On the motion of Mr. Fey, seconded by Mr. Smeltz, the Planning Commission unanimously granted Conditional Final Plan approval until February 12, 2025.**

Minersville Borough  
52-02-0895.000  
52-02-0896.000

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Sattizahn, the Planning Commission unanimously granted Conditional Final Plan approval until February 12, 2025.**

## CONSIDERATION OF FINANCIAL SECURITY RELEASE

### PINE VISTA

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Pine Grove Borough

**MOTION: On the motion of Mr. Sattizahn, seconded by Mr. Bender, the Planning Commission approved complete release of the Financial Security in the amount of \$21,196.50.**

## ACT 247 REVIEWS

### PLAN REVIEWS

County staff reviewed 15 plans for the October Planning Commission meeting cycle.

1. Quandel Concrete New Concrete Plant, Office Building and Vehicle Maintenance Building, Cass Township
2. Final Minor Subdivision Plan of Lands of Albert & Alice Leininger, Hegins Township/ Barry Township
3. Plan for Final Record of the Consolidation of Property of Frank J Krammes, Hubley Township
4. Final Plan of Record of Annexation of Lot #2008 and Lot #2007 of Mark & Melissa Klinger, South Manheim Township
5. Commerce 81/ McAdoo Project – Lot 1 Consolidation, Kline Township
6. Butler Enterprises Inc Summit Lands Subdivision III, Kline Township
7. Final Subdivision & Annexation Plan of Lands of Nancy and Stephen Russial and Lands of Floyd & Michelle Seltzer, South Manheim Township
8. Ernst Partnership LTD 2-Lot Subdivision, West Brunswick Township
9. Preliminary/Final Land Development Plan for Travis Halbura Ag Operation, West Brunswick Township
10. Copper Ridge Estates Phase 2 Final Plan, West Brunswick Township
11. Bollinger Solar LLC Ridge Road Solar Sites 3 – 9 Preliminary Land Development Plan, West Penn Township
12. Bensinger 73 Woodland Drive Subdivision, West Penn Township
13. Schock 128 Ash Circle Annexation, West Penn Township
14. Sonric/Comcast Subdivision Final Plan, Pottsville City
15. Final Land Development Plan for Mauch Chunk Realty Storage Units, Pottsville City

**MOTION: On the motion of Mr. Smeltz, seconded by Mr. Briggs, 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 November Project Review Report.

## ZONING REPORT

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

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

	October	Year To Date
Number of Permits Requested	26	167
Total Fees Collected	\$2,550	\$20,063

## PLANNING DIRECTOR'S REPORT

None

## NEW BUSINESS

2025 Planning Commission Dates

**MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission unanimously approved the 2025 Planning Commission Dates.**

Proposed Solar Zoning Ordinance and Subdivision and Land Development Ordinance Amendments

Ms Smith reviewed the proposed Zoning Ordinance and SALDO Amendments with the Planning Commission and there were 2 changes suggested resulting from the public hearing held on November 13, 2024.

**MOTION: On the motion of Mr. Malinchok, seconded by Mr. Fey, the Planning Commission unanimously approved recommending the proposed Zoning Ordinance and Subdivision and Land Development Ordinance Amendments to the Schuylkill County Board of Commissioners.**

## ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Sattizahn seconded by Mr. Smeltz, the meeting was adjourned.  
The next scheduled meeting date is December 11, 2024.

Attest:

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Secretary:

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November 12, 2024

Schuylkill County Planning Commission  
Schuylkill County Courthouse  
Attn: Susan A. Smith, Director  
401 North Second Street  
Pottsville, PA 17901

RE: McHugh Subdivision – Plan review extension request  
Major Subdivision Preliminary Plan  
Washington Township, Schuylkill County, PA  
Project No. 2402-4

Dear Ms. Smith,

The intent of this letter is to grant a 3-month review extension for the plan referenced above. The current plan review will expire on December 10, 2024.

The project received the initial review the County Planning & Zoning and recently met with the County Engineer to review the comments. This meeting allowed us to proceed with coordination with outside agencies (Conservation District / DEP and PennDOT) and work towards securing the required outside agency permits. We have already received the DEP approval for the on-lot septic systems. We will be working to make plan adjustments as per our meeting with the County Engineer and make a resubmission in the near future.

Granting of this extension would extend the review period from December 10, 2024 to March 12, 2025.

If you have any questions, please contact me at my office, phone – 570-345-8288 or email: [heath@hntengineering.com](mailto:heath@hntengineering.com).

Sincerely,

*Heath Machamer*

Heath M. Machamer, P.E.

*“Working Hard & Staying Humble”  
Engineering \* Surveying \* Land Planning Services*

*297 Suedberg Road, Suite 7, Pine Grove, PA 17963 - Phone: 570-345-8288 – Fax: 570-345-8299*

**BURGET & ASSOCIATES, INC.**



1797 New Bloomfield Road  
New Bloomfield, PA 17068  
Phone: 717-582-7011  
Fax: 717-582-3557

January 6, 2025

Schuylkill County Planning Commission  
Via email

Re: Final Land Development Plan for Over Lands of Tyler J. & Denise J. Beck Time  
Extension

Please accept this letter as a formal request for a time extension for approval of the Beck  
Land Development Plan. Additional time is needed to satisfy review comments.

We are requesting a time continuance until March 5, 2025.

Thank you for your time on this matter.

Thank you,  
Sally Burget

Burget & Associates, Inc.

c.c. File

**From:** [Kevin Hoffman](#)  
**To:** [Smith, Susan](#)  
**Cc:** [Yeneshosky, Severine](#); [Kole Kramer](#)  
**Subject:** Re: Kramer Minor Subdivision - Time Extension  
**Date:** Thursday, January 2, 2025 10:12:36 AM

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**\*\*EXTERNAL EMAIL\*\***

Yes that should work

Thank you Susan

Have a good day,

Kevin Hoffman, PLS  
Cold Run Surveying, LLC  
570-294-4503

On Thu, Jan 2, 2025 at 10:10 AM Smith, Susan <[SSMITH@schuylkillcountypa.gov](mailto:SSMITH@schuylkillcountypa.gov)> wrote:

For clarification:

This would be 90 days from 01/08/2025, which is the date you have approval to now. If you are agreeable, I would suggest an extension until 4/9/2025, which is 91 days from 01/08/2025 but is also the date of the April Planning Commission meeting.

Please let me know if you are agreeable to this date.

Susan

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**From:** Kevin Hoffman <[coldrunsurveying@gmail.com](mailto:coldrunsurveying@gmail.com)>  
**Sent:** Thursday, January 2, 2025 10:01 AM  
**To:** Smith, Susan <[SSMITH@SchuylkillCountyPA.Gov](mailto:SSMITH@SchuylkillCountyPA.Gov)>; Yeneshosky, Severine <[syeneskosky@SchuylkillCountyPA.Gov](mailto:syeneskosky@SchuylkillCountyPA.Gov)>; Kole Kramer <[krakol12@yahoo.com](mailto:krakol12@yahoo.com)>  
**Subject:** Kramer Minor Subdivision - Time Extension

Some people who received this message don't often get email from [coldrunsurveying@gmail.com](mailto:coldrunsurveying@gmail.com). [Learn why this is important](#)

**\*\*EXTERNAL EMAIL\*\***

Susan,

We would like to request a time extension on the Kramer Subdivision. We are still waiting for the easement agreements from the lawyer for final approval. If you could grant us a 90 day extension we would appreciate it.

Thank you,

Kevin Hoffman, PLS  
Cold Run Surveying, LLC  
570-294-4503

**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:** Kevin A Marmas, P.E.

**RE:** Fuel-Up – Miners Car Wash  
Preliminary/Final Lot Annexation and Land  
Development Plan  
Borough of Minersville, Schuylkill County, PA

**PROJECT NO:** 32083.02

**DATE:** January 2, 2025

**COPIES:** Lisa Mahall, P.E. {via email}  
Sevie Yeneshosky, {via email}

**DESCRIPTION OF TRANSMITTED MATERIALS:**

One copy of the following:

Reviewing Engineers Report for meeting date January 8, 2025.

**SPECIAL INSTRUCTIONS:**

For your consideration.

**REVIEWING ENGINEERS REPORT**  
**SCHUYLKILL COUNTY PLANNING COMMISSION**  
**Meeting Date: January 8, 2025**

Preliminary/Final Lot Annexation and Land Development Name:	Fuel-Up – Miners Car Wash
Municipality:	Minersville Borough
Zoning Districts:	R-3 (High Density Residential District) and C-3 (Highway Commercial District)
Intended Use:	Proposed Car Wash
UPI Number(s):	52-05-0259.000, 52-05-0276.000, 52-05-0277.000
Number of Lots:	1
Surveyor / Engineer of Record:	WJP Engineers
Date of Plan:	May 22, 2024 (Revised December 13, 2024)
Reviewed By:	Benesch

COMMENTS:

MATERIALS RECEIVED

1. Plan:  
Dwg. No. 2404, Sheets 1 to 4 of 4, dated 05/22/24, Revised 12/13/24, prepared by WJP Engineers.
2. Engineer Cost Estimate

Schuylkill County Planning Commission  
RE: Preliminary/Final Lot Annexation and Land Development Plan  
Fuel-Up – Miners Car Wash  
January 2, 2025

### **Project Scope and Location**

The project proposes a lot annexation to combine three existing tracts into one lot and a land development proposing a two-bay car wash and four vehicle vacuum areas. The project is located at the existing Fuel-Up site located at the Intersection of Pottsville Minersville Highway (State Route 901) and Sunbury Street (State Route 901), in Minersville Borough. A portion of the property also fronts along South Delaware Avenue, where a driveway is proposed as part of this project.

### **Zoning**

The property is situated partly in the R-3 High Density Residential District and C-3 Highway Commercial District. Specifically, our review is limited to conformance to the county SALDO. A zoning review for plans submitted for the Planning Commission Meeting was provided by the Zoning Officer which indicated that the plan appears to comply with the requirements of the Zoning Ordinance.

All comments previously addressed have not been included in this letter. Only outstanding comments are included.

**Review Comments for the revised submission are in bold text.**

### **Subdivision and Land Development Ordinance (SALDO)**

1. Section 404.D – Deed of Annexation – The applicant must submit a Deed of Annexation to the County Planning Office for review and approval by the Schuylkill County Planning Commission’s Solicitor prior to final plan approval.  
**Comment remains.**
2. Sections 703.F.3 and 804.F.3 Hydraulic calculations and drainage areas shall be provided for the storm drainage facilities.  
**A stormwater analysis is included with the submission; however, there are no hydraulic calculations for the proposed drainage system.**

**Pipe slopes do not appear to be to be accurate in the profile on Sheet 5. Based on pipe slope it appears that the proposed pipe will be installed lower than the existing pipe at the existing inlet.**

3. Sections 703.G.2 & 3, and 804.G.2 & 3 – Location, pipe information, and tie-in locations for the proposed sanitary sewer service and water service for the proposed car wash shall be provided on the plans.

**The plans should also include a note identifying tapping, connection, and water line installation responsibility as indicated in the Municipal Authority of the Borough of Minersville letter, dated October 23, 2024.**

**Provide the location of the water meter box and valve on the plans as indicated in the detail.**

**Provide information as to where the specifications are for the curb box, ball valve, corp stop and water meter box as indicated in the detail.**

4. Sections 703.H and 805.I – Erosion and Sediment Control Plan, including all Chapter 102 requirements must be approved by the Schuylkill Conservation District.

**The response to this comment is “Waiver request due to minimal disturbance.” Disturbance appears to be roughly 0.25 acres. Considering the minor impact of this project, we have no objection if the Planning Commission decides to grant a waiver to not require approval of the Erosion and Sediment Control Plan by the Schuylkill Conservation District.**

**An Erosion and Sediment Control Plan is now provided. The plan should indicate which inlets are to have Inlet Protection installed in them, which should be the two proposed inlets as well as the existing inlet on the property to the south of the area of proposed improvements and the existing inlet on South Delaware Avenue at the proposed driveway entrance.**

**A pumped water filter bag detail should be added to the plans as per Standard E&S Plan Notes #10.**

**The stabilization specifications should also be included on the plans including seeding formulas, soil supplements, and mulching.**

5. Sections 703.K and 804.K – All applicable details shall be added to the plans including utility and drainage pipe bedding, sanitary sewer service line and connection information, water service line and connection information, any additional erosion and sediment pollution control details, seeding specifications, etc.

**The plans currently do not provide any information, i.e. notes or details for stabilization.**

**In addition, the plans should provide information and details addressing how the proposed driveway will go across the existing sidewalk. Per the requirements listed in the Borough of Minersville driveway access approval letter dated November 13, 2024, there are several requirements for when a driveway is proposed across a sidewalk. These requirements, which include sidewalk replacement, line painting, and existing utility protection as indicated in the letter, should be indicated and detailed on the plan.**

6. Section 703.L and 804.L – Landscaping Plan – Landscaping areas are indicated on Sheet 3. The Planning Commission shall decide if a more detailed Landscaping Plan is required considering some of the proposed landscape areas are associated with the buffer zones that were reduced as part of the Zoning Hearing Board Decision.

**Comment remains.**

7. Section 805.J – Provide a letter from Minersville Borough providing permission to connect the proposed driveway to South Delaware Avenue.  
**A letter from the Borough of Minersville providing permission to connect the proposed driveway to South Delaware Avenue has been provided. The regulations that are included on the letter should be addressed on the plan as noted in comment 5.**

8. Sections 805.P and 805.Q – Development Cost Estimate, Financial Security – A cost estimate and financial security should be provided for any applicable items in Article 12.

**A signed and sealed cost estimate has been provided for the amount of \$16,890.50. The concrete curb now proposed along the drive aisles should be included in this estimate, as well concrete sidewalk across the driveway entrance at South Delaware Avenue if required.**

9. Section 805.M – Subsurface Coal – A report on subsurface coal conditions, or waiver will be required. **Response letter indicates “Waiver requested”. Please submit a waiver request letter and list the requested waivers on the plans with the actions taken by the Planning Commission and date as required by Sections 302.C.3 and 302.D.3. We have no objection to this waiver.**
10. Sections 903 and 904 – Development Agreement and Performance Guarantee – A development agreement and financial security shall be coordinated with the Planning Commission and their Solicitor. **Comment remains.**
11. Section 1001 – Recording of Final Plan – The Final Plan shall be recorded as required. **Comment remains.**
12. Section 1117 – Access Driveway – Driveway access to South Delaware Avenue will be provided and is adequate for the plan. **The regulations included in the Borough of Minersville driveway access approval letter dated November 13, 2024 shall be addressed in the plans.**
13. Section 1120.H – Applicable Sewage Facilities Planning Module approval from DEP shall be provided prior to final approval or clarification as to why a Planning Module is not required for the project. **Comment remains. The submission included a capacity confirmation letter from Minersville Sewer Authority; however, nothing was included providing clarification as to why Sewage Facilities Planning Module approval is not required. The applicant is currently coordinating sewage planning with the Borough of Minersville and PADEP, and a copy of the correspondence with Minersville Borough requesting signature of the Planning Module Mailer has been provided.**
14. Section 1123 – Erosion and Sediment Control – The proposed plan must be reviewed and approved by the County Conservation District. **The response to this comment is “Waiver request due to minimal disturbance.” Disturbance appears to be roughly 0.25 acres. Considering the minor impact of this project, we have no objection if the Planning Commission decides to grant a waiver to not require approval of the Erosion and Sediment Control Plan by the Schuylkill Conservation District.**

**Also, see Comment #4 above.**

15. Section 1125 – Sidewalks, Pathways and Drive Aprons – Sidewalks are not proposed on the plan. **The regulations included in the Borough of Minersville driveway access approval letter dated November 13, 2024 shall be addressed on the plans as noted in Comment #5 above.**
16. Sections 1126 and 1127 – Identification Signs and Regulatory Signs – The plans indicate intended traffic flow including one-way flow. The plans shall depict how traffic flow will be controlled on the site as

Schuylkill County Planning Commission  
RE: Preliminary/Final Lot Annexation and Land Development Plan  
Fuel-Up – Miners Car Wash  
January 2, 2025

intended. Appropriate signage and/or pavement markings shall be indicated and detailed including a proposed stop sign shall be shown on the plans at the proposed driveway intersection with South Delaware Avenue.

**A label, detail, or note indicating what the arrows are to be, i.e. paint color and size, shall be included on the plan.**

17. Section 1128 – Landscaping - Landscaping areas are indicated on Sheet 3. The Planning Commission shall decide if a more detailed Landscaping Plan is required considering some of the proposed landscape areas are associated with the buffer zones that were reduced as part of the Zoning Hearing Board Decision.  
**Comment remains. Planning Commission to decide if more detailed Landscaping Plan is required. Plans do not provide any detail on landscaping that will be planted on the site.**

18. Section 1211 – Markers shall be set in accordance with this section. Currently the plans indicate any missing property corners as to be set.  
**Comment remains.**


#### **General**

1. Considering the proposed drive aisle width, it is recommended that the applicant consider a rolled asphalt curb, or plantings, or some mechanism to prevent vehicles from driving onto the grass areas along the proposed drive aisles.  
**The plans now propose a concrete curb along the drive aisles. A concrete curb detail should be included on the plans.**
2. The Existing Property and Lot Annexation Plan now shows proposed features such as the proposed curb and the proposed sanitary lateral. This plan should be revised to show the existing features that were previously shown on it and not show any proposed features.

If the County has any additional questions or needs additional information to be considered, please contact our office and we will provide accordingly.

Thank you for your time and consideration in this matter.

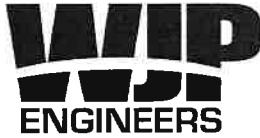
Respectfully,



Kevin A. Marmas, P. E.  
Project Manager



Christopher G Bentz P. E.  
Civil Group Manager



CIVIL ENGINEERING  
ARCHITECTURAL ENGINEERING  
ENVIRONMENTAL ENGINEERING  
SURVEYING

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

January 6, 2025

Ms. Susan A. Smith, Director  
Schuylkill County Planning Commission  
401 North Second Street  
Pottsville, PA 17901

**RE: Fuel-Up – Miners Car Wash  
Minersville, PA**

Dear Susan:

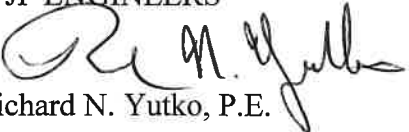
Please consider Waiver Request for the above referenced for the following:

- Section 805.M – Subsurface Coal Conditions Report
- Sections 703.H and 805.1 – E and S Plan due to limited disturbed area.

If you have any questions or need further information, please contact us at your convenience.

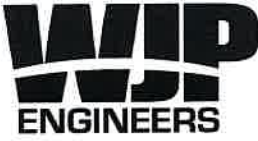
Sincerely,

WJP ENGINEERS

  
Richard N. Yutko, P.E.

RNY/cb

Copy: Kevin Marmas (via email)  
File 2404



CIVIL ENGINEERING  
ARCHTECTORAL ENGINEERING  
ENVIRONMENTAL ENGINEERING  
SURVEYING

1406 Laurel Boulevard  
Pottsville, PA 17901  
Phone: 570-622-4550  
Fax: 570-628-4445  
wjpengeers.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:** William J. Parulis, P.E.

**RE:** KH Holdings, LLC  
Preliminary/Final Land Development Plan  
North Union Township, Schuylkill County, PA

**PROJECT NO:** 2402-5

**DATE:** November 20, 2024

**COPIES:** Lisa Mahall, P.E. (via email)  
Sevie Yeneshosky, (via email)  
FileTRANS-01

.....  
**DESCRIPTION OF TRANSMITTED MATERIALS:**

Reviewing Engineers Report for meeting date December 11, 2024,

**SPECIAL INSTRUCTIONS:**

For your consideration.

**REVIEWING ENGINEERS REPORT**  
**SCHUYLKILL COUNTY PLANNING COMMISSION**

**Meeting Date: December 11, 2024**

Preliminary/Final Land

Development Plan Name:	KH Holdings, LLC
Municipality:	North Union Township
Zoning District:	A - Agricultural
Intended Use:	Spring Water Loading Site
UPI Number(s):	19-10-0040.000, 19-10-0041.000, 19-10-0041.001
Number of Lots:	2
Engineer of Record:	Miller Bros. Construction, Inc.; Edward E. Davis, P.E.
Date of Plan:	10/22/24
Reviewed By:	WJP Engineers; 11/20/24

COMMENTS:

MATERIAL RECEIVED:

1. Appendix B – Application for Consideration of Subdivision and/or Land Development Plan, signed 10/23/24.
2. Appendix C.1 Annexation Final Plan Checklist.
3. Miller Bros Construction, Inc. (MBC) cover submission letter dated October 23, 2024.
4. MBC Waiver request letter dated October 23, 2024.
5. MBC Exhibit A Cost Estimate for Bonding dated October 23, 2024.
6. MBC Exhibit C Development and Inspection Schedule.
7. Pennsylvania Historical and Museum Commission letter dated June 25, 2024.
8. Legal Descriptions, Lots A & B.
9. Post Construction Stormwater Management Report, prepared by Brinkash & Associates, Inc., dated 10/15/24.
10. Pre-Development Drainage Area Map and Post-Development Drainage Area Map, Sheets 1 and 2, dated 10/11/24.
11. Prior Subdivision Ann Kuzma and Elizabeth Kuzma, August 14, 1990, Map Book 21, Page 15.

12. MBC Preliminary/Final Land Development Plan, dated 10/22/24, Sheets 1 to 23 of 23.

### **Project Scope and Location**

KH Holdings, LLC proposes to construct a new spring water loading site along SR 0339, Catawissa Creek Road, North Union Township. A new waterline to existing Boreholes located on the property is also proposed. The plan includes a subdivision consisting of a lot line adjustment and consolidation of the Residue parcels.

### **Zoning**

The property is situated in the A- Agricultural District. This review is limited to conformance to the county SALDO; refer to the separate Zoning Report.

### **Subdivision and Land Development Ordinance (SALDO)**

#### **Article 7 – Major Subdivision Preliminary Plan**

1. **Section 702.A** – The Plan is submitted as a Preliminary/Final Plan. Both Preliminary and Final Plan submissions and reviews are required, unless a wavier is requested and granted by the Planning Commission. The plan as submitted is reviewed as a Preliminary Plan.
2. **Section 702.B** – Administrative Submission Requirements – The plan meets the requirements of this section.
3. **Section 703.A** – The Cover Sheet has a note indicating the sheets that will be recorded. The County requires all plan sheets to be recorded, and the note should include all sheets 1 to 23.
4. **Section 703.D** – The boundary lines of the tract and proposed lot adjustments are adequately shown on Sheet SB-1, Subdivision Lot Annexation Plan.

**Zoning Data** – Sheet 1 minimal lot area without public water and sewer is 2 acres.

5. **Section 703.E.4** – A curb is proposed for the paved area. Curb should be shown on the legend and the limits of the curb clarified on the plan.
6. **Section 703.F** – Grading and Storm Drainage Plan. Refer to the requirements of Section 1121.
7. **Section 703.H – Erosion and Sediment Plan** – Requirements of Section 1123 and the Schuylkill Conservation District must be met. Conservation District approval and issuance of the NPDES Permit is required for Final Plan approval.

8. **Section 704.J – Highway Occupancy Permit** – The standard note for a Highway Occupancy Permit should be added to the Cover Sheet. Issuance of the Highway Occupancy permit will be required prior to Final Plan approval. The requirements of Section 1117 for Access and Driveways must be met and shown on the plan.

### **DESIGN STANDARDS - ARTICLE 11**

1. **Section 1105 – Lot Access**
  - 1105.B – Valid Highway Occupancy Permits for Lot A must be provided.
  - 1105.F – Grades of Driveways to be verified; A profile is recommended.
2. **Section 1117 – Access and Driveways** – Requirements of the Section must be shown on the plan including Sight triangle, (1117.D) and Grading (1117.E).
3. **Section 1118** – Curbs are proposed on portions of the paved area. The curb should be added to the plan legend and the limits of the curb clarified on the plan.
4. **Section 1121 – Stormwater Management,**

**Section 1121.O.1b** – Stormwater retention or detention basins shall be located at least 50' from any property boundary or right-of-way line. *The plan basins do not meet this requirement. Considering the size of the basins and site requirements, a waiver would be appropriate.*

**Section 1121.O.8** – Width of the basin berm shall be 10 feet. *A 6' wide berm is proposed and the applicant requested a waiver. Considering the small size depth of the basins, a waiver would be appropriate.*

**Section 1121.P** – Storm Drainage System Design Requirements.

**Specific comments on the stormwater controls are as follows:**

1. Basin SCM#1, Outlet Structure OS-1: The Outlet structure indicates a berm elevation of 842, with the grate inlet at 840.5. Plan contours do not show the 842-elevation extending completely around the basin.
2. Basin SCM#2 – The top of berm should be 1.5 feet above the 100-year flood elevation, 838.8. Berm elevation is only 1.2 feet higher.
3. Bypass Line – Plan and profile elevations, as well as calculation values do not match for Pipes 2 and 3.

4. Bypass Swale BMP 4 does not have a defined end point or outlet.
5. Stormwater Outlet Pipes – The plan indicates that DEP General Permit GP4 will be obtained for the outfalls. These approvals are required prior to Final Plan Approval.

### **Section 1123 – Erosion and Sediment Controls**

1. Requirements of this section, the Schuylkill Conservation District and PA DEP NPDES Permits must be met prior to Final Plan approval.
2. PA DEP General permit GP-5 must be approved for the waterline crossings prior to Final Plan approval. The plan does not indicate if a GP-5 will be required for Crossing No. 1.
3. Joint Permit – The plan indicates that delineated wetlands will be affected by the work at Borehole B-10. The required permit must be approved prior to Final Plan approval.

### **General Comments**

1. A cost estimate was provided with the submission. The estimate should be provided with the final plan with costs updated as needed for any plan changes.
2. The cost estimate and schedule for inspections will be required along with Improvements Agreements for Final Plan approval.
3. Plan changes or clarifications required could be deferred to Final Plan. The Planning Commission should consider the waivers requested or recommended.
4. The Plan can be considered for Preliminary Plan approval, with changes or clarifications deferred to Final Plan.

October 23, 2024

**Revised December 11, 2024**

Schuylkill County Planning & Zoning Commission  
Attention: Ms. Susan A. Smith  
401 N. Second Street  
Pottsville, PA 17901

RE: KH Holdings, LLC  
Preliminary/Final Land Development Plan and Subdivision and Lot Consolidation Plan for KH Holdings, LLC - Waiver Requests  
North Union Township, Schuylkill County

Dear Ms. Smith:

For the above referenced project, we are requesting waivers from the Schuylkill County SALDO section as noted below.

**Section 1121.O.1b Setbacks for stormwater management facilities**

***Justification:*** *The Ordinance requires the stormwater retention or detention basin to be located at least fifty feet (50') from any property boundary line or right-of-way. We are hereby requesting the retention or detention basin berm to be located within fifty feet (50') of the property line for this project.*

*When designing the proposed basins, consideration was taken to keep them at least 10' away from any building so that infiltrating water would not affect the foundations in an adverse fashion. Regarding both the basin's proximity to the boundary lines, both basins were designed to discharge to a surface water and not onto the neighboring property. Also, the flow rate from the basin is less than the existing condition. Shifting Basin #1 to the north or Basin #2 to the east would require additional cut for both basin locations.*

**Section 1121.O.8 Width of Basin**

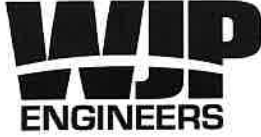
***Justification:*** *The waiver is for the required top of berm width utilized for the proposed basins. The Ordinance requires the top width of a basin berm to be a minimum of 10-feet. We are hereby requesting the berm widths to be 6-feet for this project. Typically, stormwater basins are design to impound runoff at a minimum of 4' behind the embankment creating pressures that would require a larger amount of fill within the embankment to safely hold back that impoundment. The basins proposed for this project were designed to impound stormwater runoff depths of approximately 1-foot, creating very low pressures. A 6-foot-wide berm is adequate to safely contain this low depth of water.*

Thank you for your consideration in this matter.

Sincerely,

*Edward E. Davis*

Edward E. Davis, P.E.  
[edavis@millerbros.com](mailto:edavis@millerbros.com)  
570-385-1662 Ext 131



CIVIL ENGINEERING  
ARCHTECTURAL ENGINEERING  
ENVIRONMENTAL ENGINEERING  
SURVEYING

1406 Laurel Boulevard  
Pottsville, PA 17901  
Phone: 570-622-4550  
Fax: 570-628-4445  
wjpengeers.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:** William J. Parulis, P.E.

**RE:** Pine Swamp Solar  
Land Development Sketch Plan  
Union Township, Schuylkill County, PA

**PROJECT NO:** 2402-6

**DATE:** December 30, 2024

**COPIES:** Lisa Mahall, P.E. (via email)  
Sevie Yeneshosky, (via email)  
FileTRANS-01

**DESCRIPTION OF TRANSMITTED MATERIALS:**

Reviewing Engineers Report for meeting date January 8, 2025.

**SPECIAL INSTRUCTIONS:**

For your consideration.

**REVIEWING ENGINEERS REPORT**  
**SCHUYLKILL COUNTY PLANNING COMMISSION**  
**Meeting Date: January 8, 2025**

Land Development Sketch Plan Name:	Pine Swamp Solar
Municipality:	Union Township
Zoning District:	Agricultural District
Intended Use:	Solar Project
UPI Number(s):	30-05-0032.000
Number of Lots:	1
Engineer of Record:	Rettew Associates, Williamsport, PA
Date of Plan:	11/06/24
Reviewed By:	WJP Engineers; 12/30/24

**COMMENTS:**

**MATERIALS RECEIVED**

1. Appendix B, Application for Subdivision and/or Land Development Plan.
2. Appendix C.3 Sketch Plan Checklist.
3. Sketch Plan – Pine Swamp Solar, Sheets 1-3, dated November 6, 2024

**Project Scope and Location**

The project proposes a solar energy generating facility in Union Township, Schuylkill County, on a parcel with access proposed from Little Mountain Road, SR 4036. The Plan is presented as a Sketch Plan for review. The Sketch Plan review is provided to introduce the project and establish project review and approval parameters.

**Zoning**

The property is situated in the Agricultural Zoning District. This review is limited to conformance to the county SALDO; refer to the separate Zoning Report. A zoning issue noted in the SALDO review is that side yard and rear yard setbacks are not shown correctly.

**Subdivision and Land Development Ordinance (SALDO)**

Plans submitted are adequate for a Sketch Plan review under Article 6.

The review comments address the requirements for plan submission and review under the Major Land Development Preliminary Plan requirements, Article 7 of the County SALDO, as follows:

1. Section 702.B – Administrative Submission Requirements must be addressed.
2. Section 703.A, B, and C – Plan Requirements must be addressed.

3. Section 703.D – General Information Required on all Layout Plans, Grading and Storm Drainage, etc.
  - Boundary survey of the tract is required and must be shown on the plan.
  - If the proposed solar area is a separate lease area, the lease boundary must be defined.
  - Zoning Setbacks for the Ag District are not shown correctly on the plans or notes.
4. Section 703.E – Layout Plan – Plans presented in sufficient detail to address all requirements are required.
5. Section 703.F – Grading and Storm Drainage Plan.

The project area has areas of significant changes in grade and elevation. Plans for addressing the placement of solar panels in these areas, access, grading and stormwater controls are required. Grading and Storm Drainage Plans must include the requirements of Sections 1120 and 1123.
6. Section 703.G – Utility Plan – All existing and proposed utilities must be shown based on the survey and design plans must be provided.
7. Section 703.H – Erosion and Sediment Control Plan, including all Chapter 102 requirements and NPDES Permit. Final approval will require an approval and permit issuance from the Schuylkill Conservation District and PA DEP. E&S \ PCSM Plan Sheets must be included as part of the Land Development Plan set for the County approval.
8. Section 703.K – Construction Details – Provide in sufficient detail to clearly identify design and locations on the plan.
9. Section 703.L – Landscape Plan – A Landscape Plan can be required if determined by the Planning Commission to be necessary.
10. Section 1117 – Access Driveway and Driveways – Compliance with this section is required for the driveway and access roads. A PennDOT Highway Occupancy Permit will be required for access from SR 4036.
11. Section 1121 – Stormwater Management – The Stormwater Plan must comply with this section of the Ordinance, in addition to meeting the Chapter 102 and NPDES requirements.

Schuylkill County Planning Commission  
RE: Land Development Sketch Plan  
Pine Swamp Solar  
December 30, 2024  
Page 3 of 3

The design layout and details must be shown in sufficient detail for a review of the stormwater Management Plan.

12. Section 1123 – Erosion and Sediment Control – Compliance with the requirements of this section and coordination of the design with Chapter 102 and NPDES Permit Requirements must be completed.

Subsequent Plan Submission

After Preliminary Plan approval, Final Plans for the project must be submitted and approved under Article 8 of the SALDO.

General Comments

Since this is a sketch plan only, the applicability of Ordinances 03-2024, Amendment to Zoning Ordinance, and Ordinance 04-2024, amendment to SALDO, both adopted November 27, 2024 must be verified.

**REVIEWING ENGINEERS REPORT  
SCHUYLKILL COUNTY PLANNING COMMISSION**

Meeting date: January 8, 2025

Subdivision Name:	Sketch Plan-Williard
Municipality:	Upper Mahantongo Township
Zoning District:	A-Agricultural
Intended Use:	Agricultural
Total Acres:	37.89
UPI Number:	025-00-104-019 (Northumberland Co.)
Number of Lots:	2
Surveyor of Record:	Zeigler Surveying, LLC
Date of Plan:	November 11, 2024

**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 review was limited to the extent of a Sketch Plan review only. The parent tract has a Northumberland County Tax Parcel No. of 025-00-104-019. The following plan deficiencies were noted.

1. The appropriate Zoning District setbacks should be shown on the plan.
2. Lot access to Add-on Lot 2 should conform to the requirements of Section 801.A1.
3. Per Section 801.A.1, any future development of Add-on Lot 2 would be restricted to two (2) additional single-family detached dwellings due to the existing Maurer residence.

**REVIEWING ENGINEERS REPORT  
SCHUYLKILL COUNTY PLANNING COMMISSION**

Meeting date: January 8, 2025

Subdivision Name:	Final Lot Annexation Plan-Ricky & Jennifer Boehmer
Municipality:	North Union Township
Zoning District:	R-3 High Density Residential
Intended Use:	Residential
Total Acres:	1.1020
UPI Number:	19-14-0700.000 & 19-14-0701.000
Number of Lots:	1
Surveyor of Record:	David S. Humenansky, PLS/Colonial Surveying and Mapping
Date of Plan:	November 7, 2024

**COMMENTS:**

1. A Deed of Annexation has been 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).
  - The Solicitor has requested the following be added to the Deed of Annexation: *"Subject to all conditions, covenants, easements, exceptions, restrictions and reservations as set forth on the [name of plan document] of [owner] dated \_\_\_\_\_."*
2. A waiver has been requested for plan scale, however it is covered by the blanket Planning Commission approval on plan scale waiver requests.

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

The plan complies with the requirements of the Zoning Ordinance.

**REVIEWING ENGINEERS REPORT  
SCHUYLKILL COUNTY PLANNING COMMISSION**

Meeting date: January 8, 2025

Subdivision Name:	Annexation Plan- Elizabeth Griffiths
Municipality:	Washington Township
Zoning District:	A-Agricultural
Intended Use:	Residential
Total Acres:	24.51
UPI Number:	33-05-0017.007
Number of Lots:	1
Surveyor of Record:	Matthew Paul Tomazic, PLS/JHA Companies
Date of Plan:	October 10, 2024

**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. The plan must be updated to include the new property owners with new owner certifications, along with, the most recent Deed Book reference (Section 404.B).

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

The plan complies with the requirements of the Zoning Ordinance.



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

December 27, 2024

Butler Township  
 211 Broad St  
 Ashland PA 17921

**SUBJECT: Act 247 Plan Review**

Plan Name: Final Subdivision Plan Lot Consolidation Charles III & Tracey A Heizenroth  
 Owner(s)/Applicant(s): Charles Heizenroth III, Tracey A Heizenroth  
 Tax Parcel Number(s): 04-05-0034.024, 04-05-0034.025  
 Plan Date: 12/09/2024  
 Date Received: 12/24/2024

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who 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 January 8, 2025 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	Fairway Dr
<b>Zoning District(s)</b>	R-1
<b>Water</b>	Public
<b>Sewer</b>	Public
<b>Present Use</b>	Vacant
<b>Proposed Use</b>	Residential
<b>Number of New Lots</b>	0
<b>Proposed Non-Residential Building Area</b>	N/A

The plan proposes the annexation of Country Club Estates Lots 24 and 25.

**COMMENTS**

- UPI Certification:** The UPI Number must be shown on all plans and shall be certified by the County Assessment Office prior to recording.
- Lot Access:** Prior to the construction of a new driveway, permission to connect to a municipal road should be requested from Butler Township by the individual lot owners.

Susan A. Smith  
 Director  
 570.628.1038  
 ssmith@schuylkillcountypa.gov

GIS Analyst/Planner  
 570.628.1423

Zoning Officer  
 570.628.1416  
 zoning@schuylkillcountypa.gov

Severine Yeneshosky  
 Administrative Secretary  
 570.628.1415  
 syeneshosky@schuylkillcountypa.gov

If you have any questions, feel free to contact me at (570) 628-1038 or by email at [ssmith@schuylkillcountypa.gov](mailto:ssmith@schuylkillcountypa.gov).

Respectfully,

Susan A. Smith



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

December 27, 2024

Cass Township  
 1209 Valley Rd  
 Pottsville PA 17901

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Lenick/Machita Minor Subdivision Lot Annexation Final Plan  
 Owner(s)/Applicant(s): John Lenick, Diane M Lenick (deceased), Louise Machita  
 Tax Parcel Number(s): 05-08-0027.008, 05-08-0027.001, 05-08-0027.005, 05-08-0027.009, 05-08-0031.000, 05-08-0027.003  
 Plan Date: 11/13/2024  
 Date Received: 11/20/2024

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who 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 January 8, 2025 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	2068 Old Phoenix Rd, 2078 Old Phoenix Rd
<b>Zoning District(s)</b>	Cass Township - R2 (Medium Density Residential) Branch Township - R-3 (Medium Density Residential), S-1 (Special Purpose Open Space)
<b>Water</b>	See plan Note 9
<b>Sewer</b>	See plan Note 10
<b>Present Use</b>	Residential/Vacant
<b>Proposed Use</b>	Residential/Vacant
<b>Number of New Lots</b>	0
<b>Proposed Non-Residential Building Area</b>	N/A

The plan proposes the reconfiguration of existing lots through a series of subdivisions and annexations of the Lenick and Machita properties. The resultant lots will each have a single-family residential dwelling with the exception of the residual lot identified as Parcel A, which is vacant and wooded.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@schuylkillcountypa.gov	<b>GIS Analyst/Planner</b> 570.628.1423	<b>Zoning Officer</b> 570.628.1416 zoning@schuylkillcountypa.gov	<b>Severine Yeneshosky</b> Administrative Secretary 570.628.1415 syeneshosky@schuylkillcountypa.gov
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## COMMENTS

1. **UPI Certification:** The UPI Number must be shown on all plans and shall be certified by the County Assessment Office prior to recording.
2. **Adjoining Municipality:** It appears that a small portion of existing tax parcel 05-08-0027.008 (Parcel A) is located in Branch Township. The Township should clarify whether Branch Township will require submission and approval of the plan.
3. **Lot Access:** While the driveway located on Parcel B and Parcel C are existing, the Township should request that the applicant provide an access easement for review and comment.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at [ssmith@schuylkillcountypa.gov](mailto:ssmith@schuylkillcountypa.gov).

Respectfully,

Susan A. Smith



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

December 27, 2024

East Brunswick Township  
 35 W Catawissa St  
 New Ringgold PA 17960

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Boundary Line Adjustment for James A Barton  
 Owner(s)/Applicant(s): James A Barton, Brenda Derenzo Barton, Barry L Weber, Barbara Weber  
 Tax Parcel Number(s): 65-07-0175.000  
 Plan Date: 08/20/2024, last revised 10/22/2024  
 Date Received: 11/21/2024

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who 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 January 8, 2025 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	30 Walnut Dr, 40 Walnut Dr
<b>Zoning District(s)</b>	AP (Agricultural Preservation), RR (Rural Residential)
<b>Water</b>	Existing
<b>Sewer</b>	Existing
<b>Present Use</b>	Residential
<b>Proposed Use</b>	Residential
<b>Number of New Lots</b>	0
<b>Proposed Non-Residential Building Area</b>	N/A

The plan proposes the subdivision of a 4.9384-acre portion of the Weber lot to be annexed to the Barton 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.
- Certificate of Ownership:** It does not appear that all owners have signed the plans.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@schuylkillcountypa.gov	<b>GIS Analyst/Planner</b> 570.628.1423	<b>Zoning Officer</b> 570.628.1416 zoning@schuylkillcountypa.gov	<b>Severine Yeneshosky</b> Administrative Secretary 570.628.1415 syeneshosky@schuylkillcountypa.gov
--	--	--	--

3. **Other:** There is a Statement of Intent on the plan that is not signed. Is it required? If so, it appears to require signature before a notary. If it is not required, it is recommended that it be removed for clarity.
4. **Editorial:** The label identifying the portion of the Weber parcel being conveyed to Barton lends to confusion. For clarity, it may be more advantageous to label it as the “Annexation Lot”, as an example.

The Township payment was included in the County’s packet and is being returned along with this review letter and plan copies.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at [ssmith@schuylkillcountypa.gov](mailto:ssmith@schuylkillcountypa.gov).

Respectfully,

Susan A. Smith



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

December 27, 2024

East Brunswick Township  
 35 W Catawissa St  
 New Ringgold PA 17960

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Kanaski / Toback Annexation Final Plan  
 Owner(s)/Applicant(s): George Toback, Karen L Toback, Michael R Kanaski  
 Tax Parcel Number(s): 07-04-0006.002, 07-04-0005.000  
 Plan Date: 11/11/2024  
 Date Received: 12/11/2024

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who 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 January 8, 2025 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	11 Old State Rd, 217 Arrow Rd
<b>Zoning District(s)</b>	AP (Agricultural Preservation)
<b>Water</b>	Existing on site
<b>Sewer</b>	Existing on site
<b>Present Use</b>	Residential
<b>Proposed Use</b>	Residential
<b>Number of New Lots</b>	0
<b>Proposed Non-Residential Building Area</b>	N/A

The plan proposes the subdivision of a 0.500-acre lot from the Kanaski to Toback. The 0.500-acre lot is intended for annexation to the Toback property.

**COMMENTS**

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

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@schuylkillcountypa.gov	<b>GIS Analyst/Planner</b> 570.628.1423	<b>Zoning Officer</b> 570.628.1416 zoning@schuylkillcountypa.gov	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@schuylkillcountypa.gov
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2. **Certificate of Ownership:** The owners' signatures and acknowledgement of the plan must be provided and be notarized. This must be completed on all plans prior to recording in the County Recorder of Deeds.
3. **Adjoining Municipality:** It appears that a small portion of the Toback property is located in West Penn Township. The Township should clarify whether West Penn Township will require submission and approval of the plan. Also, should the West Penn Township zoning requirements be added to the plan and depicted as may be necessary.
4. **Other:** It is recommended that draft copies of the Annexation Deeds be provided to the Township.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at [ssmith@schuylkillcountypa.gov](mailto:ssmith@schuylkillcountypa.gov).

Respectfully,

Susan A. Smith



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

December 27, 2024

South Manheim Township  
 3089 Fair Rd  
 Auburn PA 17922

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Steven Felty Subdivision Final Plan  
 Owner(s)/Applicant(s): Franklin A Felty III, Steven Felty, Jonathan Felty, Eric Felty  
 Tax Parcel Number(s): 28-08-0001.000  
 Plan Date: 11/22/2024  
 Date Received: 12/11/2024

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who 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 January 8, 2025 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	South of Summer Hill Rd
<b>Zoning District(s)</b>	R (Rural)
<b>Water</b>	None
<b>Sewer</b>	None
<b>Present Use</b>	Vacant
<b>Proposed Use</b>	Vacant
<b>Number of New Lots</b>	1
<b>Proposed Non-Residential Building Area</b>	N/A

The plan proposes the creation of a 10-acre 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.

Susan A. Smith  
 Director  
 570.628.1038  
 ssmith@schuylkillcountypa.gov

GIS Analyst/Planner  
 570.628.1423

Zoning Officer  
 570.628.1416  
 zoning@schuylkillcountypa.gov

Severine Yeneskosky  
 Administrative Secretary  
 570.628.1415  
 syeneskosky@schuylkillcountypa.gov

2. **Certificate of Ownership:** The owners' signatures and acknowledgement of the plan must be provided and be notarized. This must be completed on all plans prior to recording in the County Recorder of Deeds.
  
3. **Waiver:** A waiver has been requested. 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 SALDO involved, and the minimum modifications necessary. If approved, the note on the cover sheet should be updated. If denied, the notes should be removed for clarity.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at [ssmith@schuylkillcountypa.gov](mailto:ssmith@schuylkillcountypa.gov).

Respectfully,

Susan A. Smith



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

December 27, 2024

West Penn Township  
 27 Municipal Rd  
 New Ringgold PA 17960

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Final Subdivision Plan for Annexation of Lands of William P Hill  
 Owner(s)/Applicant(s): William P Hill  
 Tax Parcel Number(s): 37-13-0010.001, 37-13-0010.002  
 Plan Date: 10/15/2024  
 Date Received: 12/06/2024

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who 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 January 8, 2025 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	81 Skyline Dr, 87 Skyline Dr
<b>Zoning District(s)</b>	AG (Agricultural)
<b>Water</b>	Existing on-site (both lots)
<b>Sewer</b>	Existing on-site (both lots)
<b>Present Use</b>	Residential
<b>Proposed Use</b>	Residential
<b>Number of New Lots</b>	0
<b>Proposed Non-Residential Building Area</b>	N/A

The plan proposes a land swap of .0501-acres from both lots that will result in a boundary line adjustment and Lot 1 having additional road frontage.

**COMMENTS**

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

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@schuylkillcountypa.gov	<b>GIS Analyst/Planner</b> 570.628.1423	<b>Zoning Officer</b> 570.628.1416 zoning@schuylkillcountypa.gov	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@schuylkillcountypa.gov
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2. **Certificate of Ownership:** The owner's signature and acknowledgement of the plan have not been provided. The signature must also be notarized. These items must be shown on all plans prior to recording in the County Recorder of Deeds Office.
3. **Waiver:** A waiver has been requested and appears on both sheets of 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 provisions of the SALDO involved, and the minimum modifications necessary. If approved, both notes should be updated. If denied, the notes should be removed for clarity.
4. **Lot Access:** The applicant should submit a proposed maintenance agreement for the newly created easement.

If you have any questions, feel free to contact me at (570) 628-1038 or by email at [ssmith@schuylkillcountypa.gov](mailto:ssmith@schuylkillcountypa.gov).

Respectfully,

Susan A. Smith



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

December 27, 2024

Tamaqua Borough  
 320 E Broad St  
 Tamaqua PA 18252

**SUBJECT: Act 247 Plan Review**  
 Plan Name: Final Plan of Lands of Paola and Vito Basile  
 Owner(s)/Applicant(s): Paola Basile, Vito Basile  
 Tax Parcel Number(s): 65-07-0175.000  
 Plan Date: 08/20/2024, last revised 10/22/2024  
 Date Received: 11/21/2024

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who 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 January 8, 2025 meeting.**

**PROJECT INFORMATION**

<b>Location</b>	308 Washington St, 310 Washington St
<b>Zoning District(s)</b>	R-4 (Medium to High Density Suburban)
<b>Water</b>	Public
<b>Sewer</b>	Public
<b>Present Use</b>	Residential
<b>Proposed Use</b>	Residential
<b>Number of New Lots</b>	1
<b>Proposed Non-Residential Building Area</b>	N/A

The plan proposes the subdivision of an existing duplex along the party wall of the dwellings

**COMMENTS**

- Process:** It appears that this plan was approved prior to receipt of the plan by the County. Section 502.b of the PA 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 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.

<b>Susan A. Smith</b> Director 570.628.1038 ssmith@schuylkillcountypa.gov	<b>GIS Analyst/Planner</b> 570.628.1423	<b>Zoning Officer</b> 570.628.1416 zoning@schuylkillcountypa.gov	<b>Severine Yeneskosky</b> Administrative Secretary 570.628.1415 syeneskosky@schuylkillcountypa.gov
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2. **UPI Certification:** The UPI Number must be shown on all plans and shall be certified by the County Assessment Office prior to recording.
  
3. **Zoning:** The plan notes indicate that the minimum lot area for an R-4 district is 5000SF and that the minimum lot width is 55ft. The proposed subdivision results in lots that do not meet these requirements. In addition, the notes indicate that there was no zoning hearing board decision related to this plan. Are the zoning requirements in the notes correct? Or, should the plan have required a hearing before the Zoning Hearing Board for dimensional variances? Or, was there a hearing and the notes need to be updated to reflect the hearing?

If you have any questions, feel free to contact me at (570) 628-1038 or by email at [ssmith@schuylkillcountypa.gov](mailto:ssmith@schuylkillcountypa.gov).

Respectfully,

Susan A. Smith

January 2025

# PROJECT REVIEWS

## Land Use Review of Permits

**PROJECT APPLICANT**

PPL Electric Utilities Corporation

**LETTER RECEIVED FROM**

Woodland Design Associates Inc

**ACTIVITY**

NPDES Permit

**MUNICIPALITY(IES)**

Kline Township

**LOCATION**

Tresckow/Lofty

The PPL EU McAdoo 69kV Line Extension/Tresckow-Lofty 230 kV Line Project consists of three parts: (1) the construction of a 1.5-mile new 69kV electric transmission line, (2) the construction of a 4-mile new 230kV electric transmission line, and (3) once the first two parts are complete, the retirement of approximately 4-miles of 69kV electric transmission line. The entire project is located in both Schuylkill and Carbon counties.

**PROJECT APPLICANT**

Barry Township

**LETTER RECEIVED FROM**

Benesch

**ACTIVITY**

GP 11 for Replacement of Water Obstructions and Encroachments

**MUNICIPALITY(IES)**

Barry Township

**LOCATION**

Hill Rd over Hans Yost Creek

Barry Township intends to rehabilitate the structure which carries Hill Rd over Hans Yost Creek.

**PROJECT APPLICANT**

Municipal Authority of the Borough of Minersville

**LETTER RECEIVED FROM**

Entech Engineering

**ACTIVITY**

Application for a Municipal or Residual Waste General Permit Renewal

**MUNICIPALITY(IES)**

Cass Township

**LOCATION**

Cass Township

Minersville Municipal Authority is submitting an application to PADEP for a permit authorizing the beneficial use of water supply treatment plant sludge as a soil additive by land application.

**PROJECT APPLICANT**

Municipal Authority of the Borough of Minersville

**LETTER RECEIVED FROM**

PADEP

**ACTIVITY**

PADEP Acceptance of Application as Complete for Technical Review

**MUNICIPALITY(IES)**

Cass Township

**LOCATION**

Cass Township

Minersville Municipal Authority had submitted an application to PADEP for a permit authorizing the beneficial use of water supply treatment plant sludge as a soil additive by land application. PADEP has accepted the application as complete and will start to conduct their technical review.

<b>PROJECT APPLICANT</b>	<b>LETTER RECEIVED FROM</b>	<b>ACTIVITY</b>
Schuylkill Haven Borough	Entech Engineering	Application for a Municipal or Residual Waste General Permit Renewal
<b>MUNICIPALITY(IES)</b>	<b>LOCATION</b>	
North Manheim Township Blythe Township	North Manheim Township Blythe Township	

Schuylkill Haven Borough is submitting an application to PADEP for a permit authorizing the beneficial use of water supply treatment plant sludge as a soil additive by land application.

<b>PROJECT APPLICANT</b>	<b>LETTER RECEIVED FROM</b>	<b>ACTIVITY</b>
Schuylkill Haven Borough	PADEP	PADEP Acceptance of Application as Complete for Technical Review
<b>MUNICIPALITY(IES)</b>	<b>LOCATION</b>	
North Manheim Township Blythe Township	North Manheim Township Blythe Township	

Schuylkill Haven Borough had submitted an application to PADEP for a permit authorizing the beneficial use of water supply treatment plant sludge as a soil additive by land application. PADEP has accepted the application as complete and will start to conduct their technical review.

<b>PROJECT APPLICANT</b>	<b>LETTER RECEIVED FROM</b>	<b>ACTIVITY</b>
Blythe Township Municipal Authority	Systems Design Engineering	Minor Permit Amendment to existing Silver Creek and Moss Glen Water Treatment Plan NPDES permit
<b>MUNICIPALITY(IES)</b>	<b>LOCATION</b>	
Blythe Township Schuylkill Township	Along Silver Creek Rd Along SR 1101	

The Minor Permit Amendment includes replacing the existing backwash pump at the Silver Creek WTP, modifying the soda ash injection point at the Silver Creek WTP, and the addition of Potassium Permanganate for pre-treatment of the raw water at the Moss Glen WTP.

<b>PROJECT APPLICANT</b>	<b>LETTER RECEIVED FROM</b>	<b>ACTIVITY</b>
Veolia Water Pennsylvania Inc	Honor Engineer Co	Public Water Supply Permit, Minor Amendment
<b>MUNICIPALITY(IES)</b>	<b>LOCATION</b>	
North Union Township	First St (Nuremberg)	

The applicant intends to upgrade its chlorination facilities and water tank with upgrades to associated yard piping to the existing water supply site.

<b>PROJECT APPLICANT</b>	<b>LETTER RECEIVED FROM</b>	<b>ACTIVITY</b>
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Commonwealth Environmental Systems Landfill	PADEP	PADEP Acceptance of Application as Complete for Technical Review
<b>MUNICIPALITY(IES)</b>	<b>LOCATION</b>	
Foster Township Reilly Township Frailey Township	CES Landfill	

PADEP has accepted as complete PADEP’s Major Permit Modification application for a proposed southwest expansion of the landfill.

<b>PROJECT APPLICANT</b>	<b>LETTER RECEIVED FROM</b>	<b>ACTIVITY</b>
PennDOT District 5-0	TPD	NPDES Permit
<b>MUNICIPALITY(IES)</b>	<b>LOCATION</b>	
New Castle Township Ryan Township	SR 61 Reconstruction area	

TPD is submitting an Individual NPDES permit application for a proposed waste site associate with the SR 61 construction. The project will construct an embankment entirely within state right-of-way at the interchange of SR 61 and I 81.

<b>PROJECT APPLICANT</b>	<b>LETTER RECEIVED FROM</b>	<b>ACTIVITY</b>
Forino Co LP	C2C Design Group	NPDES Permit
<b>MUNICIPALITY(IES)</b>	<b>LOCATION</b>	
North Manheim Township	1000 W Market St	

Forino intends to construct approximately 250 multi-family townhouse units with associated improvements such as roadways, utilities and stormwater management facilities (Blue Mountain Estates).

## County Notification of Planned Land Development for Chapter 102 Permits

The County has received notification from applicants and/or developers regarding the following Land Development projects:

MUNICIPALITY	PARCEL NUMBER(S)	DESCRIPTION
North Manheim Township	18-07-0027.000	Forino Co intends to construct approximately 250 multi-family townhouse units with associated improvements such as roadways, utilities and stormwater management facilities.
West Brunswick Township	35-08-0124.000	Berkleigh Holdings LLC intends to develop approximately 130 acres of land into approximately 140 townhouse units and 100 single-family residential lots and will

		include associated utilities, stormwater management facilities, access drives, sidewalks/walking paths and related site amenities (Hunter's Ridge)
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## Act 537: Sewage Facilities Planning

MUNICIPALITY	PLAN	ACTIVITY
Union Township	Sarah E Shoup Estate Minor Subdivision	PADEP has approved the Act 537 Plan revision

## Air Quality

The following facilities have applied for or have been issued Air Quality Permits or Plans to/from PADEP.

MUNICIPALITY	FACILITY	ACTIVITY
Cressona Borough	Kaytee Products Inc	PADEP Acceptance of Plan as Complete for Technical Review
Cressona Borough North Manheim Township	Northeast Prestressed Products LLC	Synthetic Minor Operating Permit Renewal Application
Cass Township	Jeld-Wenn Inc	State Operating Permit Renewal Application
Foster Township Frailey Township Reilly Township	Commonwealth Environmental Systems LP Landfill	PADEP Acceptance of Plan as Complete for Technical Review
East Norwegian Township	Hexcel Pottsville Corporation	Plan Approval Application submission for the relocation of an internal dust collect to the exterior of the building at 222 Industrial Park Drive
East Norwegian Township	Hexcel Pottsville Corporation	PADEP Acceptance of Plan as Complete for Technical Review
Pine Grove Borough	Pine Grove Area School District	Notification of permit application for coal fire hot water heating boilers.
Rush Township	Silberline Manufacturing Company Inc – Tidewood Facility	Notification of plan approval application to add the existing 8 above-ground storage tanks to their Site Inventory of Sources.

## Section 106 of the National Historic Preservation Act of 1966

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Tillman Infrastructure LLC	FCC.GOV	Section 106 filing
MUNICIPALITY(IES)	LOCATION	
West Mahanoy Township	125 Firemans Rd	

A new, 325-foot guyed communications tower with an overall height of 335 feet, including attachments, is proposed to be constructed on currently grass-covered land.

## Grants, Loans and Other Financial Assistance Applications

MUNICIPALITY OR ORGANIZATION	AGENCY AND PROGRAM	REQUEST
Mahanoy Township Authority	PENNVEST	MTA is making an application for advanced funding to PENNVEST to implement design for treatment plant upgrades, source and system hydraulics, and replace parts of the distribution system and facilities. These projects include new equipment and improvements to all aspects of the treatment facility, pump and transmission line repairs and replacements, storage tank improvements, and distribution line replacements.

## 2024 Zoning Permit Activity

	Number of Permits Approved/Denied	Total Monthly Revenue
January	8 \$	1,360.00
February	13 \$	1,233.00
March	12 \$	1,250.00
April	19 \$	2,730.00
May	16 \$	1,950.00
June	27 \$	2,700.00
July	19 \$	2,460.00
August	16 \$	2,150.00
September	11 \$	1,680.00
October	26 \$	2,550.00
November	10 \$	1,410.00
December	8 \$	720.00
<b>Total (Year to Date)</b>	<b>185 \$</b>	<b>22,193.00</b>

Year	Month	Permit Number	Zoning Hearing Board	Property Owners	Municipality	Tax Parcel Number(s)	Date Issued or Denied	Purpose	Square Feet	Permit Fee	Zoning District	Construction Cost	Applicant
2024	11	19646		Reiner, Randall	Porter Township	22-16-0093.000	11/05/24	Remove all sheds, Detached Residential Garage	672	90	R-3	17,000	Reiner, Randall
2024	11	19647		Sweigart, Alvin	Barry Township	01-06-0075.000	11/05/24	Detached Residential Storage Building (Pole Building)	1200	90	A	14,000	Sweigart, Alvin
2024	11	19648		Massie, Benjamin	Washington Township	33-12-0068.008	11/12/24	Detached Residential Storage Building (Garage)	1200	90	A	44,757	Pioneer Pole Building
2024	11	19649		Mione, Dominic	Porter Township	22-06-0051.003	11/13/24	Detached Residential Storage Building (Garage)	576	90	A	39,627	Mione, Dominic
2024	11	Denied		Caban, Dionico	Ashland Borough	38-06-0082.000	11/14/24	fails to meet the minimum three (3) foot side yard setback as required within Section 306.I.3.e of the Zoning Ordinance.	117	90	C-1	17,000	Caban, Dionico
2024	11	19650		Chazy Ali Mohssen Eltareb	New Philadelphia Borough	54-02-0132.000	11/15/24	Deli/Store	3000	90	C-1	6,500	Hareb, Ghazy
2024	11	19651		Stankavage, Marie	Union Township	30-06-0050.000	11/15/24	Residential Building Addition	200	90	A	800	Stankavage, Marie
2024	11	19652		FDI Real Estate, LLC	Frackville Borough	43-04-0265.000	11/20/24	Amusement Arcade	1100	150	C-1	14,000	Ingrassia, Frank
2024	11	19653		McCarrie Custom Homes	North Union Township	19-18-0106.000	11/20/24	New Single Family Dwelling	2126	90	R-2	400,000	McCarrie, Caren
2024	11	19654		Musser, Jairus	Washington Township	33-12-0009.000	11/20/24	Agricultural Shop	1440	150	A	70,000	Musser, Jairus
2024	11	19655		Hunter, Ricky	Porter Township	22-08-0055.004	11/25/24	Replacement Single Family Dwelling	1248	90	A	130,000	Lebanon Valley Mobile Home
2024	12	19656		Boyer, Wayne	Washington Township	33-12-0101.003	12/02/24	Detached Residential Storage Structure (Garage)	1200	90	A	34,000	Boyer, Wayne
2024	12	19657		Lebanon Valley Mobile Homes	Porter Township	22-19-0067.008	12/02/24	New Single Family Dwelling	1600	90	R-2	180,000	Sweigert, Shannon
2024	12	19658		Caban, Dionico	Ashland Borough	38-06-0082.000	12/02/24	Residential 2nd Story Addition	112.5	90	C-1	17,000	Caban, Dionico
2024	12	19659		Muraczewski, Jason	Union Township	30-04-0004.000	12/17/24	Detached Residential Storage Structure (Garage)	2000	90	A	40,000	Muraczewski, Jason
2024	12	19660		Cordova, Jaun	Minersville Borough	52-02-0096.000	12/18/24	Residential Addition	132	90	R-3	5,000	Cordova, Jaun
2024	12	19961		Cordova, Jaun	Minersville Borough	52-02-0096.000	12/18/24	Detached Residential Storage Structure (Shed)	200	90	R-3	3,500	Cordova, Jaun
2024	12	19662		O'Boyle, Patrick	Gilberton Borough	44-01-0012.000	12/18/24	Detached Accessory Storage Building (Pole Barn)	1128	90	R-3	39,000	O'Boyle, Patrick
2024	12	19663		Snyder, Dennis	Barry Township	01-10-0075.001	12/30/24	Agricultural Storage Building	1200	150	A	12,900	Snyder, Dennis