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 or they can be left at the Planning dropbox at the entrance to the courthouse.

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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

SCHUYLKILL COUNTY PLANNING COMMISSION

AGENDA

WEDNESDAY, MAY 14, 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=ETZwF2NNgJhcOmSVE5YVulfFJdvbi7.1
Passcode: 769110
Webinar ID: 840 6101 6596
Telephone Number: US: +1 309 205 3325

1. **Attendance and Call to Order**

2. **Public Comment**

3. **Approval of Minutes**

4. **Extension Requests**

4.1 **Extension of time for a Planning Commission decision**

	Subdivision	Municipality	Tax Parcel Number(s)	Extension Requested To
4.1.1	Major Subdivision Preliminary for Daniel McHugh	Washington Township	33-05-0048.001	11/12/2025

4.2 **Extension of time for a Planning Commission conditional approval** (none)

	Subdivision	Municipality	Tax Parcel Number(s)	Extension Requested To
4.2.1	Minor Subdivision-Preliminary/Final Plan lands of Jeanne M. Wood & Caleb A. Vesnefskie	Union Township	30-05-0006.001	10/03/2025

4.3 **Extension of time expiration notification**

- Minersville Fuel Up Land Development Plan

5. **Consideration of Financial Security Release**

- AR Process Solutions Land Development Plan (a/k/a ESPOMA)

6. **County Governed Plans**

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Reviewing Engineer	Action by PC No Later Than
6.1	Annexation/Consolidation Plan for Stephen W & Virgina L Haas & Salem United Church of Christ	Upper Mahantongo Township	31-03-0025.000	Conditional Final Plan Approval (Aug)	County	7/8/2025
6.2	Annexation Final Plan for Daryl Klinger	Gordon Borough	46-02-0131.000 46-03-0001.000	Conditional Final Plan Approval (Aug)	County	7/8/2025
6.3	Preliminary/Final Land Development Plans for Big B Manufacturing	Upper Mahantongo Township	31-04-0092.003	Conditional Final Plan Approval (Aug)	WJP	6/10/2025

7. **Act 247 Reviews**

7.1 **Plan Reviews** (See Attachments)

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	Baldy Hollow & A&A Real Estate Subdivision – Final Plan Minor/Reverse Subdivision	Kline Township	15-04-0046.001 15-05-0024.000
7.1.2	Preliminary/ Final Land Development for Famous Reading Outdoors BRJ Campground	New Castle Township	17-03-0008.000
7.1.3	Final Annexation Plan of Lands of Brett McMullin & Katey McMullin	South Manheim Township	28-06-0010.001 28-06-0010.002
7.1.4	Minor Subdivision Final Plan	West Penn Township	37-05-0083.000

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

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

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

10. **Planning Director's Report**

11. **New Business**

12. **Adjournment**

Planning Commission
Schuylkill County
MINUTES – April 9, 2025

Commission Members Present: John Malinchok, Chairman; David Briggs, Vice Chairman; Bob Lettich, Secretary; Jesse Fey; Travis Smeltz; Nicholas Boyle

Commission Members Absent: Gary Bender; Joseph Palubinsky; David Sattizahn

Press Attending: None

Guests: Judd Dayton

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

Reviewing Engineers: Lisa Mahall, P.E.; William Parulis, P.E.

*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, April 9, 2025 at 6:00 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting held on March 12, 2025 was approved by the Planning Commission.

MOTION: On the motion of Mr. Lettich, seconded by Mr. Fey, the Planning Commission unanimously approved the minutes of the March 12, 2025 Planning Commission Meeting.

EXTENSION REQUESTS

Major Land Development Preliminary Plan Over Lands of Tyler J & Denise J Beck

Porter Township

MOTION: On the motion of Mr. Boyle, seconded by Mr. Smeltz, the Planning Commission unanimously granted the Extension Request for Planning Commission decision until the June 11, 2025 Planning Commission meeting.

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Two plans were submitted to the Planning Commission.

JMAC REALTY, LLC LOT #1 & LOT #2

Frackville Borough
43-01-0054.000
43-01-0057.000

MOTION: On the motion of Mr. Fey, seconded by Mr. Briggs, the Planning Commission unanimously granted Conditional Final Plan approval until July 9, 2025.

- 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.

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR BIG B MANUFACTURING

Upper Mahantongo Township
31-04-0092.003

MOTION: On the motion of Mr. Smeltz, seconded by Mr. Boyle, the Planning Commission unanimously approved a Waiver Request for Section 703.L and 1128 – Landscaping.

CONSIDERATION OF FINANCIAL SECURITY RELEASE

None

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 6 plans for the February Planning Commission meeting cycle.

1. Final Plan of Minor Subdivision of Lands of Kil Sun Grzelak & Kenneth F. Grzelak, Butler Township
2. Neidlinger/ Kopinetz Boundary Line Adjustment, Cass Township
3. Final Annexation Plan of Lands of John Roshannon & Kathleen Roshannon, Cass Township
4. Preliminary/Final Subdivision Plan of Lands of Ronald W. & Deanna J. Dietz, Hegins Township
5. MJMJ Management, LLC 2-Lot Subdivision, Wayne Township
6. Preliminary/Final Land Development Plan 309 Self Storage Facility, West Penn Township

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

ORDINANCE REVIEWS

ACT 537 REVIEWS

None

PROJECT REVIEW LIST

The Planning Commission members reviewed the March Project Review Report.

ZONING REPORT

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

MOTION: On the motion of Mr. Briggs, seconded by Mr. Boyle, the Planning Commission unanimously accepted the Zoning Report.

	March	**Year To Date**
Number of Permits Requested	16	38
Total Fees Collected	$2590	$4680

PLANNING DIRECTOR'S REPORT

None

NEW BUSINESS

None

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Fey seconded by Mr. Lettich, the meeting was adjourned. The next scheduled meeting date is May 14, 2025.

Attest:

Secretary:

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SCHUYLKILL COUNTY

APPLICATION FOR TIME EXTENSION SUBDIVISION AND LAND DEVELOPMENT

Use this application to request a time extension for a Planning Commission decision or extension of a Conditional Final Plan Approval.

Plan Information
Identify the plan name and site information.

1

Plan Name:	Major Subdivision Preliminary for Daniel McHugh
Parcel Number(s):	33-05-0048.001

Time Extension Applicant
Identify how you are associated with the property. Developer's Agents include engineers, surveyors, architects and attorneys.

2

I am the: ☒ Record Owner ☐ Equitable Owner ☐ Developer's Agent

Name:	Daniel & Laura A. McHugh	Company:	N/A
Address:	250 Birds Hill Road, Pine Grove, PA 17963		
Email:	dan.mchugh@aol.com	Phone:	570-527-6743

Professional of Record
Identify the Professional of Record who is legally responsible for the plan.

3

Name:	Heath Machamer	Company:	HNT, LLC
Address:	297 Suedberg Road, Suite 7, Pine Grove, PA 17963		
Email:	heath@hntengineering.com	Phone:	570-345-8288

Action Requested
Identify the last action and date taken on this plan. Enter requested extension date. *The extension date should be aligned to a regular Planning Commission meeting date.*

4

The last action taken on this plan was:

☐ Original Submission ☒ Time Extension Approval ☐ Conditional Final Plan Approval

Date of last action:	2/12/25 PC meeting granted extension to 5/14/25
Requested Extension Date:	November 12th, 2025

Reason for Extension
Use this section to provide details explaining the reason for the extension request

5

I am requesting the extension because:

Preliminary Plan has only minor comments per 4/21/25 County Engineer review, which we are currently in process of coordinating the minor updates per the County Engineer review with the NPDES permit application with the County Conservation District. It is anticipated that that the NPDES permit will be issued within the next 2 to 3 months. DEP has already issued the Sewage Planning Module approval.

The client and their Attorney are in process with the Land Development Agreement and the requested HOA documents, which will be presented as part of a Final Plan submission in the near future.

Substantial progress has been made on securing Preliminary Plan approval and outside agency approvals.

Activities Since Last Action Use this section to provide details describing the activities that the developer/applicant has taken to address technical requirements and/or correct defects	6	Since the last action taken on this plan, the following activities have occurred: • County PC reinstated the plan at 2/12/25 PC meeting • NPDES permit application was submitted to the County Conservation District • A virtual meeting was conducted on 4/23/25 with County Planning, County Engineer, & Conservation District. It was acknowledged that only minor items were needed to be resolved before a recommendation for Preliminary Plan approval • Next steps will be working with Attorney & Surveyor of Record for Easement documents, Land Development Agreement, and HOA documents • Pending NPDES permit approval, we will then coordinate Final Plan submission timing at the appropriate time in the next couple of months.

By this application, I/we propose and agree to an extension of time for the Schuylkill County Planning Commission to render a decision on our preliminary/final subdivision/land development plan submission pursuant to Section 508 of the Pennsylvania Municipalities Planning Code ("MPC"). If signing as the developer's agent, I expressly state that I have been authorized to agree to extensions of time in which the above described subdivision and/or land development applications may be considered.

Heath M. Machamer, P.E.

Printed Name

Heath Machamer

Signature

4/30/25

Date

For Staff Only

Planning Commission Decision Date

☐ Approved ☐ Denied ☐ Tabled

Comments

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

APPLICATION FOR TIME EXTENSION SUBDIVISION AND LAND DEVELOPMENT

Use this application to request a time extension for a Planning Commission decision or extension of a Conditional Final Plan Approval.

Plan Information
Identify the plan name and site information.

1

Plan Name: Vesnefskie Major Subdivision 2023

Parcel Number(s): 30-05-006.100

Time Extension Applicant
Identify how you are associated with the property. Developer's Agents include engineers, surveyors, architects and attorneys.

2

I am the: ☐ Record Owner ☐ Equitable Owner ☒ Developer's Agent

Name: Dennis R. Peters, P.E., P.L.S., Principal Company: Peters Consultants, Inc.

Address: 2701 Columbia Blvd., Bloomsburg, PA 17815

Email: melanie@petersconsultants.com Phone: 570-752-4433

Professional of Record
Identify the Professional of Record who is legally responsible for the plan.

3

Name: Dennis R. Peters, P.E., P.L.S., Principal Company: Peters Consultants, Inc.

Address: 2701 Columbia Blvd., Bloomsburg, PA 17815

Email: melanie@petersconsultants.com Phone: 570-752-4433

Action Requested
Identify the last action and date taken on this plan. Enter requested extension date. *The extension date should be aligned to a regular Planning Commission meeting date.*

4

The last action taken on this plan was:

☐ Original Submission ☒ Time Extension Approval ☐ Conditional Final Plan Approval

Date of last action: Time Extension Request sent March 27, 2025 to expire on April 9, 2025.

Requested Extension Date: October 3, 2025

Reason for Extension
Use this section to provide details explaining the reason for the extension request

5

I am requesting the extension because:

There is a hold-up in obtaining signatures on the Component 2 and Component 3 applications from Ringtown Borough and Union Township which then have to go to SEO Robert Fugate for submission to PADEP.

Activities Since Last Action Use this section to provide details describing the activities that the developer/applicant has taken to address technical requirements and/or correct defects	6	Since the last action taken on this plan, the following activities have occurred: Same as Item #5.

By this application, I/we propose and agree to an extension of time for the Schuylkill County Planning Commission to render a decision on our preliminary/final subdivision/land development plan submission pursuant to Section 508 of the Pennsylvania Municipalities Planning Code ("MPC"). If signing as the developer's agent, I expressly state that I have been authorized to agree to extensions of time in which the above described subdivision and/or land development applications may be considered.

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

Printed Name

Signature

May 6, 2025

Date

For Staff Only

Planning Commission Decision Date

☐ Approved ☐ Denied ☐ Tabled

Comments

EARTHRES, a Division of RESPEC Company
toll free 800-264-4553

www.earthres.com

EARTHRES
a Division of RESPEC

HEADQUARTERS / PHILADELPHIA REGION
P. O. Box 468, Pipersville, PA 18947
phone 215-766-1211

APPALACHIAN REGIONAL OFFICE
P. O. Box 794, Morgantown, WV 26505
phone 304-212-6866

March 28, 2025

Susan A. Smith
Schuylkill County Planning and Zoning Commission
401 N. Second Street
Pottsville, Pennsylvania 17901

RE: Fertilizer Granulation Facility
The Espoma Organic Company
Frailey Township, Schuylkill County, PA 17938
EARTHRES Project No. 191021.008

Dear Ms. Smith,

On behalf of The Espoma Organic Company (Espoma), EARTHRES, a Division of RESPEC Company (EARTHRES) is formally requesting the partial release of the financial security for The Espoma Organic Company, Fertilizer Granulation Facility construction project.

Espoma has completed the majority of the bonded work on the new Fertilizer Granulation Facility located along Route 25 in Frailey Township, Schuylkill County, PA. None of the improvements are being dedicated to the County and ownership responsibilities will continue to be the responsibility of Espoma. Final inspection is being requested and upon completion of a satisfactory inspection, we request the release of the financial security deposit be considered by the Planning Commission.

A laydown area for equipment and building supplies was installed in the southwestern area of the site. The laydown area was not contemplated in the Land Development Plan and/or Cost estimate and will be restored to grass.

If further documentation is required, please feel free to contact me at 215-766-1211 ext 143. Thank you for your review in this matter.

Sincerely,
EARTHRES

Dave Allen P.E.
Senior Project Manager

Enclosures: Opinion of Probable Cost with Completed Items noted.
As-built Plan and Profiles, dated 3/28/2025

Cc: Jim Meckley, The Espoma Company (via e-mail w/ enclosures)
Mike Ferguson, AR Process Solutions (via e-mail w/ enclosures)

Opinion of Probable Cost

5/21/2021

Last Revised 3/4/2025

EARTHRES
ENGINEERING FOR SUCCESS™

Job Number: 191021.008

Project Name: Espoma Facility

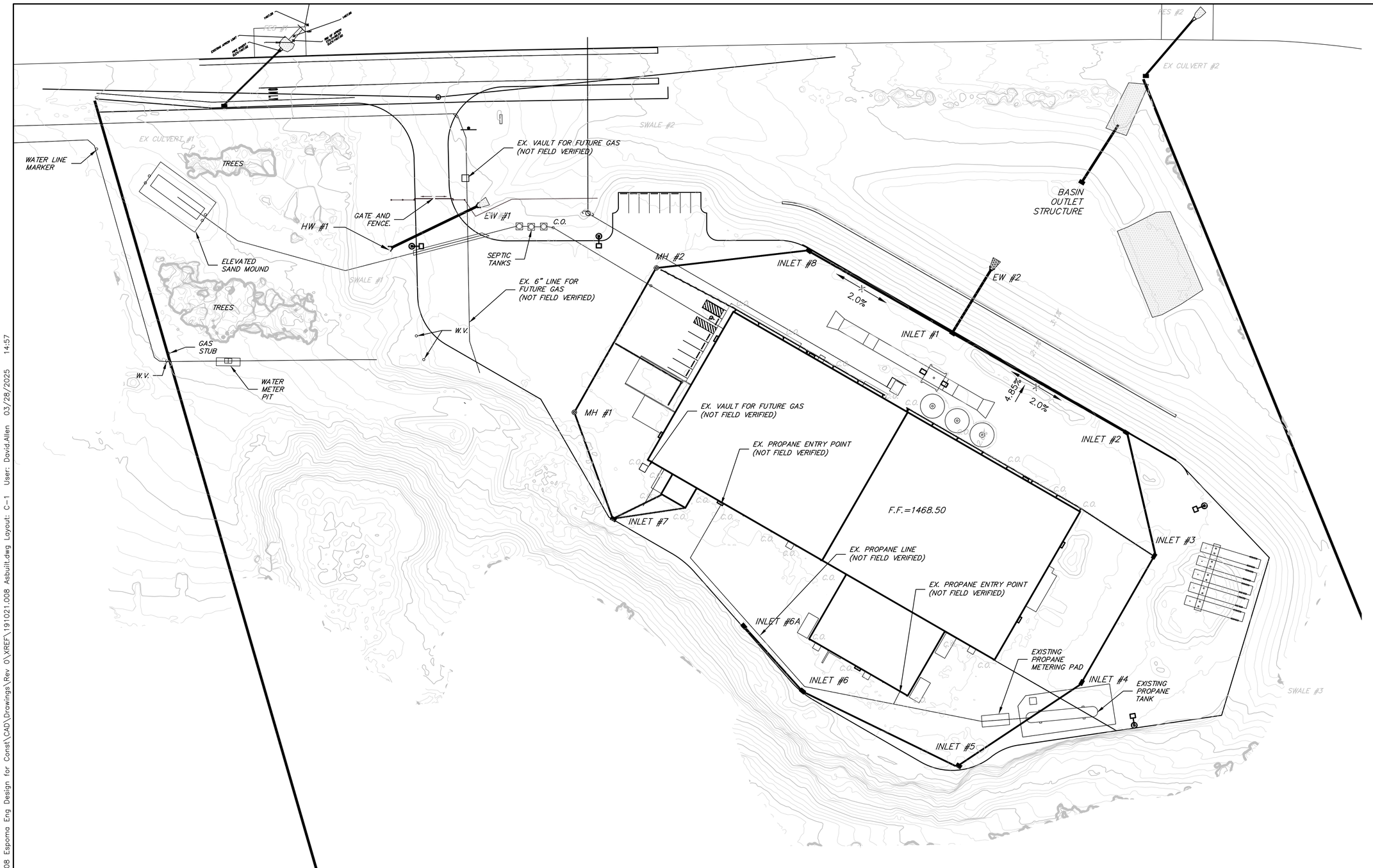
Estimator:	**JMM**	**Date:**	**5/19/2021**
Reviewed by:	**DFA**	**Date:**	**5/20/2021**
Revised by:	**NEA**	**Rev Date:**	**1/10/2025**
Reviewed by:	**DFA**	**Date:**	**3/4/2025**

Item #	Espoma Organic Fertilizer Plant	UNIT	QUANTITY	UNIT PRICE	TOTAL COST	COMPLETED ITEM COST
1. SITE IMPROVEMENTS						
1A. SITE PREPARATION						
	CUT	B.C.Y	52,386	$ 1.50	$ 78,579	$ 78,579
	FILL	B.C.Y	37,837	$ 1.50	$ 56,756	$ 56,756
	EXPORT	B.C.Y	7,882	$ 4.50	$ 35,469	$ 35,469
	RETAINING WALL CONCRETE RETAINING WALL (Substituted with Rock Cut Slope)	SF	5,925	$ 25.00	$ 148,125	$ 148,125
	RETAINING WALL (BLOCK - 2' HIGH)	LF	392	$ 60.00	$ 23,520	$ 23,520
	SUBTOTAL FOR 1A				**$ 342,449**	**$ 342,449**
1B. DRIVEWAY & PAVEMENT CONSTRUCTION						
360/1260	SUPERPAVE ASPH MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 3 TO 30 MILLION ESALS, 9.5 MM MIX, 1.5" DEPTH	SY	12,288	$ 8.95	$ 109,981	$ 109,981
360/1170	SUPERPAVE ASPH MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 3 TO 30 MILLION ESALS, 19.0MM MIX, 2" DEPTH	SY	12,288	$ 12.85	$ 157,905	$ 157,905
359/0550	SUPERPAVE ASPH MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 3 TO <30 MILLION ESALS, 25.0MM MIX, 5" DEPTH	SY	12,288	$ 22.00	$ 270,343	$ 270,343
	BITUMINOUS TACK COAT	SY	12,288	$ 0.78	$ 9,585	$ 9,585
	SUBBASE 6" DEPTH (NO. 2A)	SY	17,317	$ 9.13	$ 158,104	$ 158,104
369/1300	PARKING STRIPING (LAYOUT INCLUDED)	LF	500	$ 4.78	$ 2,390	$ 2,390
369/1200	HANDICAP SYMBOL	EA	1	$ 61.50	$ 62	$ 62
369/1210	HANDICAP PARKING SIGN	EA	1	$ 286.00	$ 286	$ 286
676/0001	CONCRETE SIDEWALK(4" THICKNESS)	SY	77	$ 40.00	$ 3,066	$ 3,066
	SIDEWALK SUBBASE 4" DEPTH (NO. 2A)	SY	77	$ 9.13	$ 700	$ 700
630/0001	CONCRETE CURB	LF	1,335	$ 6.00	$ 8,010	**$ 8,010**
	SUBTOTAL FOR 1B				**$ 720,431**	**$ 718,041.02**
1C. UTILITIES						
	WATER (2" PVC)	LF	925	$ 5.40	$ 4,995	$ 4,995
	PUMP HOUSE	LS	1	$ 15,000.00	$ 15,000	$ 15,000
	SEWER (2" PVC)	LF	175	$ 5.40	$ 945	$ 945
	SEWER (4" PVC)	LF	325	$ 8.45	$ 2,746	$ 2,746
214/5000	CLEANOUT (TEE, ADAPTER FITTING , & PLUG)	EA	4	$ 230.00	$ 920	$ 920
	SEPTIC PUMP TANK (1,000 GALLON TANK)	LS	1	$ 12,000.00	$ 12,000	$ 12,000

485/1020	SEPTIC TANK (HDPE DUAL COMPARTMENT 1,500 GALLON TANK)	EA	1	$ 2,050.00	$ 2,050	$ 2,050
	SAND MOUND AREA	LS	1	$ 22,000.00	$ 22,000	$ 22,000
	SUBTOTAL FOR 1C				**$ 60,656**	**$ 60,656**
1D. STORMWATER						
601/0319	36" THERMOPLASTIC PIPE, GROUP I, 15'-1.5' FILL	LF	65	$ 135.00	$ 8,775	$ 8,775
601/0315	24" THERMOPLASTIC PIPE, GROUP I, 15'-1.5' FILL	LF	558	$ 52.47	$ 29,278	$ 29,278
601/0313	18" THERMOPLASTIC PIPE, GROUP I, 15'-1.5' FILL	LF	905	$ 42.10	$ 38,101	$ 38,101
482/2040	6" PVC ROOF DRAINAGE PIPE	LF	720	$ 6.00	$ 4,320	$ 4,320
605/1480	MANHOLE	EA	2	$ 1,624.50	$ 3,249	$ 3,249
605/2851	STANDARD INLET BOX, HEIGHT > 10' AND < /= 20' (7 CURB, 2 M-INLET)	EA	9	$ 1,576.66	$ 14,190	$ 14,190
492/0540	HEADWALL	EA	1	$ 2,775.00	$ 2,775	$ 2,775
492/0540	ENDWALL	EA	2	$ 2,775.00	$ 5,550	$ 5,550
851/0003	ROCK APRONS	SY	382	$ 21.00	$ 8,022	$ 8,022
875/0001	CONCRETE OUTLET STRUCTURE	EA	1	$ 2,760.00	$ 2,760	$ 2,760
	STORMWATER BASIN	EA	1	$ 100,000.00	$ 100,000	$ 100,000
610/0001	STORMWATER BASIN UNDERDRAIN (4" PERF. PIPE)	LF	100	$ 15.00	$ 1,500	$ 1,500
	SUBTOTAL FOR 1D				**$ 218,520**	**$ 218,520**
1E. E&S & PCSM						
	COMPOST FILTER SOCK (18 INCH)	LF	3,240	$ 8.30	$ 26,892	$ 26,892
	INLET FILTER PROTECTION	EA	11	$ 220.00	$ 2,420	$ 2,420
	ROCK CONSTRUCTION ENTRANCE	EA	1	$ 1,500.00	$ 1,500	$ 1,500
	EROSION CONTROL MATTING (8' x 563' ROLL OR 4,504 SF)	EA	35	$ 884.36	$ 30,953	$ 30,953
	CONCRETE WASHOUT	EA	2	$ 500.00	$ 1,000	$ 1,000
283/6110	BASIN CONVERSION	B.C.Y	675	$ 4.50	$ 3,039	$ 3,039
	SUBTOTAL FOR 1E				**$ 65,804**	**$ 65,804**
1F. LANDSCAPE AND LIGHTING						
	LANDSCAPE RESTORATION , SEEDING AND SOIL SUPPLEMENTS-FORMULA B	LB	331	$ 17.49	$ 5,785	$ 5,785
	LANDSCAPE RESTORATION , MULCHING-HAY	TON	11	$ 305.18	$ 3,461	$ 3,461
	LIGHT POLES	EA	5	$ 2,600.00	$ 13,000	$ 13,000
	WALL PACK MOUNTED LIGHTS (MOUNTED ON BUILDING AND SCALE)	EA	10	$ 1,000.00	$ 10,000	$ 10,000
	SUBTOTAL FOR 1E				**$ 32,246**	**$ 32,246**
1G. MISCELLANEOUS						
0624/0001	6 FT. HIGH CHAIN LINK FENCE (REDUCED LENGTH)	LF	2,300	$ 38.00	$ 87,400	$ 87,400
374/7780	PROPOSED 6 FT. HIGH CHAIN LINK FENCE DOUBLE SWING GATE	LF	48	$ 243.00	$ 11,664	$ 11,664
	TRAFFIC SIGNS	EA	4	$ 250.00	$ 1,000	$ 1,000
	SUBTOTAL FOR 1F				**$ 100,064**	**$ 100,064**
	SUBTOTAL FOR SITE IMPROVEMENTS				**$ 1,540,169**	**$ 1,537,779**

Complete **In Progress** **Not started**

	TOTAL COST	TOTAL COMPLETED COST
SUBTOTAL	**$ 1,540,169**	$ 1,537,779
10% Contingency	$ 154,017	$ 153,778
Grand Total	**$ 1,694,186**	**$ 1,691,557**
	Percent of Sub total	99.84%



LEGEND

	EXIST. PROPERTY LINE
	EXIST. MAJOR CONTOUR INTERVAL
	EXIST. MINOR CONTOUR INTERVAL
1460	PROP. INDEX CONTOUR
1462	PROP. INTERMEDIATE CONTOUR

GENERAL SITE NOTES:

1. AERIAL DRONE SURVEY AND PHOTO COMPLETED BY EARTHRES IN MAY OF 2024. TOPOGRAPHICAL INFORMATION SHOWN HEREON IS PENNSYLVANIA STATE PLANE SOUTH DATUM: NAD83. EXISTING CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON (NAVD88) NORTH AMERICAN VERTICAL DATUM OF 1988.
2. ADDITIONAL AS-BUILT FIELD SURVEY COMPLETED BY EARTHRES IN MAY OF 2024

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NO.	DATE	BY	REVISIONS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID F. ALLEN ENGINEER PE075102

DAVID F. ALLEN, P.E. LIC. 075102

PREPARED FOR: SINCE 1929 Espoma ORGANIC

PREPARED BY: EARTHRES ENGINEERING FOR SUCCESS™ www.earthres.com

HEADQUARTERS PHILADELPHIA REGION P.O. Box 468 6912 Old Easton Road Pipersville, PA 18947

APPALACHIAN REGIONAL OFFICE P.O. Box 794 8000 Coombs Farm Drive Morgantown, WV 26505

AS-BUILT SURVEY

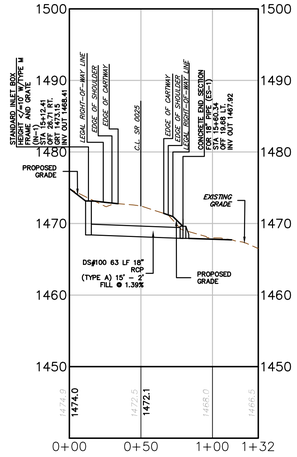
AR PROCESS SOLUTIONS
ORGANIC FERTILIZER GRANULATION
FRAILEY TOWNSHIP
SCHUYLKILL COUNTY PENNSYLVANIA

DRAWN BY: JLD	CHECKED BY: DFA
DATE: 3/28/25	PROJECT NO: 191021.008
DRAWING NUMBER: AB-01	SHEET 1 OF 2

F:\PROJECTS\AR Process Solutions\191021.008 Espoma Eng Design for Const\CAD\Drawings\Rev 0\XREF\191021.008 Asbuilt.dwg Layout: C-1 User: David.Allen 03/28/2025 14:57

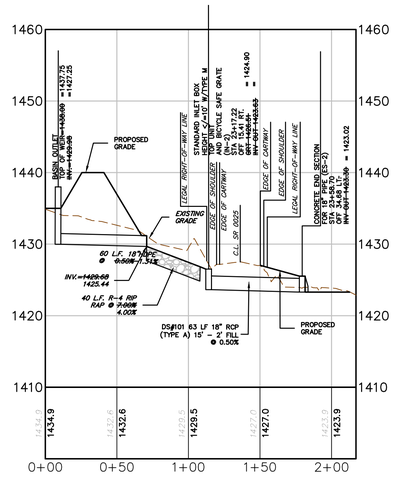
GENERAL SITE NOTES:

1. AERIAL DRONE SURVEY AND PHOTO COMPLETED BY EARTHRES IN MAY OF 2024. TOPOGRAPHICAL INFORMATION SHOWN HEREON IS PENNSYLVANIA STATE PLANE SOUTH DATUM: NAD83. EXISTING CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON (NAVD88) NORTH AMERICAN VERTICAL DATUM OF 1988.
2. ADDITIONAL AS-BUILT FIELD SURVEY COMPLETED BY EARTHRES IN MAY OF 2024.
3. CROSSED OUT INFORMATION IS FROM APPROVED LAND DEVELOPMENT PLANS. NEW AS-BUILT INFORMATION IS SHOWN ABOVE OR ADJACENT TO CROSSED OUT INFORMATION.



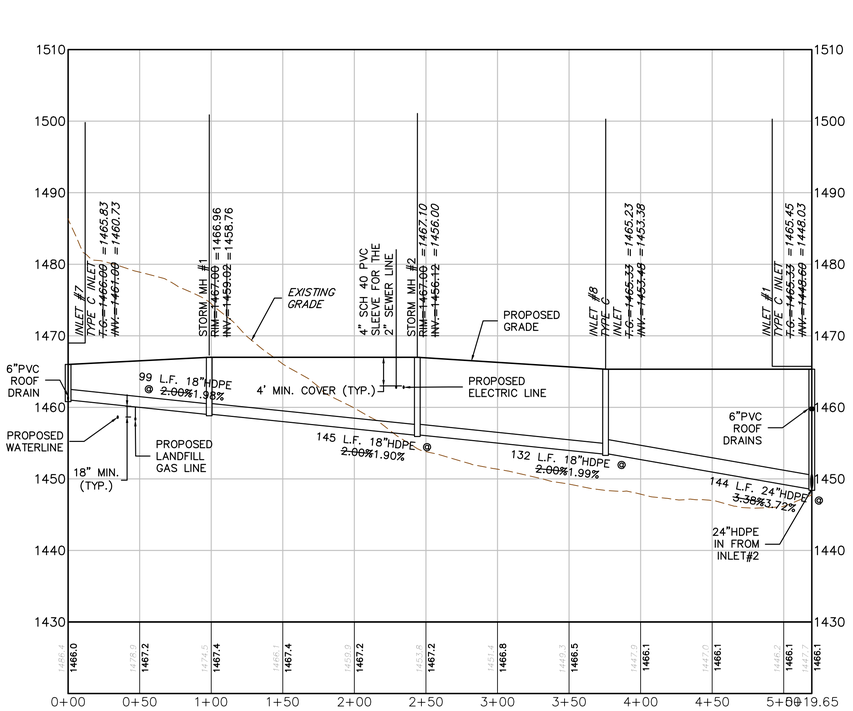
S.R. 0025 EX CULVERT#2 PROFILE

VERT. SCALE: 1" = 20'
HORIZ. SCALE: 1" = 100'



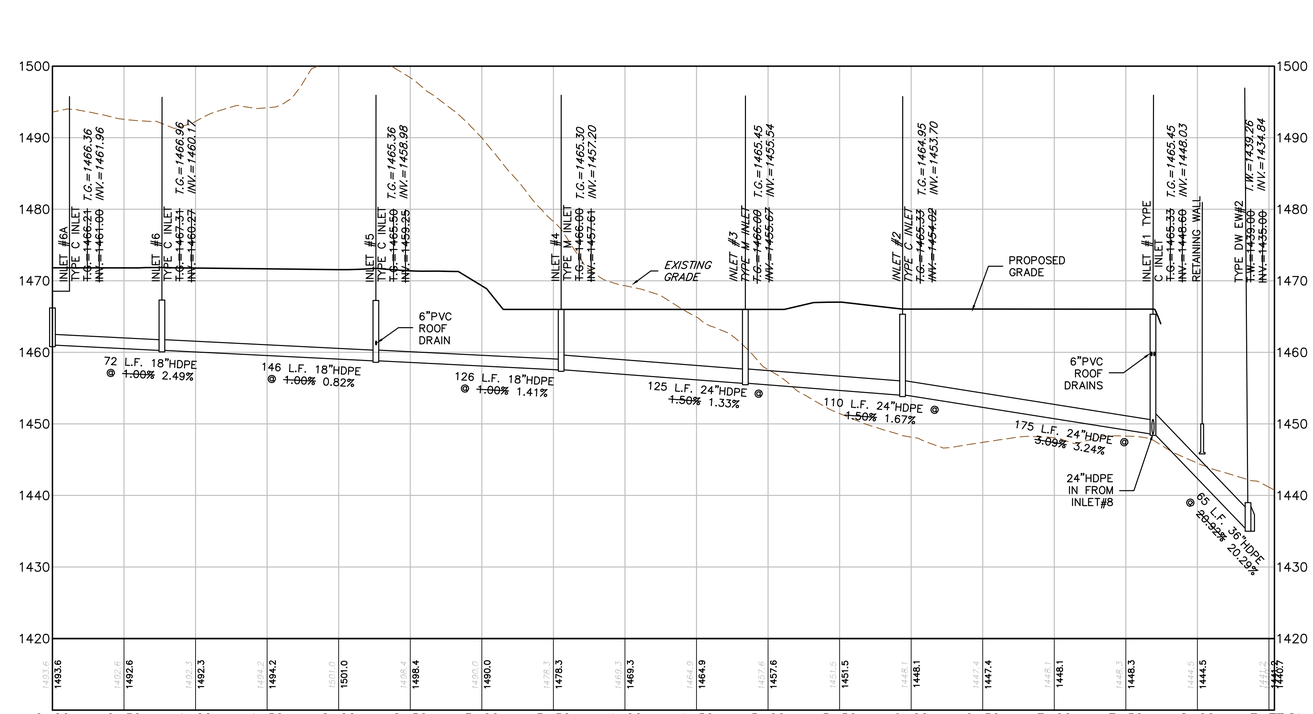
BASIN OUTFALL PROFILE PROFILE

VERT. SCALE: 1" = 20'
HORIZ. SCALE: 1" = 100'



STORM SEWER PROFILE INL#7 TO INL#1 PROFILE

VERT. SCALE: 1" = 20'
HORIZ. SCALE: 1" = 100'



STORM SEWER PROFILE INL#6 TO EW#2 PROFILE

VERT. SCALE: 1" = 20'
HORIZ. SCALE: 1" = 100'

NO.	DATE	BY	REVISIONS

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DAVID F. ALLEN — ENGINEER PE079102

DAVID F. ALLEN, P.E. LIC. 079102

PREPARED FOR: Espoma ORGANIC (SINCE 1929)

HEADQUARTERS
PHILADELPHIA REGION
6912 Old Easton Road
Pipersville, PA 18947

APPALACHIAN
REGIONAL OFFICE
P.O. Box 794
6000 Greer Road
Morgantown, WV 26505

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AS-BUILT PROFILES

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FRAILEY TOWNSHIP
SCHUYLKILL COUNTY PENNSYLVANIA

DRAWN BY:	CHECKED BY:
JLD	DFA
DATE:	PROJECT NO:
3/28/25	191021.008

DRAWING NUMBER: AB-02

SHEET 2 OF 2

F:\PROJECTS\AR Process Solutions\191021.008 Espoma Eng Design for Const\CAD\Drawings\Rev 0\XREF\191021.008 Asbuilt.dwg Layout: C-2 User: David.Allen 03/28/2025 14:57

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: May 14, 2025

Subdivision Name:	Annexation/Consolidation Plan for Stephen W. & Virginia L. Haas & Salem United Church of Christ
Municipality:	Upper Mahantongo Twp.
Zoning District:	A-Agricultural
Intended Use:	Cemetery
Total Acres:	77
UPI Number:	31-03-0022.000, 31-03-0024.000
Number of Lots:	1
Surveyor of Record:	Bradley Zeigler,PLS/Zeigler Surveying, LLC.
Date of Plan:	February 17, 2025

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 complies with the Zoning Ordinance.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: May 14, 2025

Subdivision Name:	Annexation Final Plan for Daryl Klinger
Municipality:	Gordon Borough
Zoning District:	R-3 High Density Residential
Intended Use:	Residential
Total Acres:	0.55
UPI Number:	46-03-0001.000 & 46-02-0131.000
Number of Lots:	1
Surveyor of Record:	Mark J. Brinkash, Inc./Brinkash & Associates, Inc.
Date of Plan:	March 24, 2025

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 complies with the Zoning Ordinance.

WJP ENGINEERS

CIVIL ENGINEERING
ARCHTECTURAL ENGINEERING
ENVIRONMENTAL ENGINEERING
SURVEYING

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

LETTER OF TRANSMITTAL

VIA EMAIL

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

Attention: Susan A. Smith, Director

FROM: William J. Parulis, P.E.

RE: Big B Manufacturing
Preliminary/Final Land Development Plan
Upper Mahantongo Township, Schuylkill County, PA

PROJECT NO: 2502-1

DATE: April 21, 2025

COPIES: Lisa Mahall, P.E. (via email)
Sevie Yeneshosky, (via email)
FileTRANS-02

. . . . . .

DESCRIPTION OF TRANSMITTED MATERIALS:

Reviewing Engineers Report for meeting date May 14, 2025.

SPECIAL INSTRUCTIONS:

For your consideration.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION
Meeting Date: May 14, 2025

Preliminary/Final Land Development Plan:	Big B Manufacturing
Municipality:	Upper Mahantongo Township
Zoning District:	A - Agricultural
Intended Use:	Proposed Building Expansion
UPI Number(s):	31-04-0092.003
Number of Lots:	1
Engineer of Record:	Bohler - Mechanicsburg, Pa
Date of Plan:	01/31/2025
Reviewed By:	WJP Engineers, 2nd Review 04/21/25

COMMENTS:

MATERIALS RECEIVED

1. Bohler Cover Letter dated April 11, 2025

2. Stormwater Management Report, prepared by Bohler, revised April 11, 2025.

3. Preliminary/Final Land Development Plan –as revised Aprill 11, 2025, by Bohler, Mechanicsburg, PA

4. Big B Manufacturing – Parking Exhibit, dated April 11, 2025

5. Existing Swale Photos.

Project Scope and Location
The project proposes a building expansion on an existing 10.39-acre parcel located in Upper Mahantongo Township, Schuylkill County, PA. The proposal includes the installation of building expansions, paving, utilities, landscaping, and stormwater management controls necessary to support the development. Pertinent data characterizing the existing and future site conditions are shown on the accompanying Final Land Development Plan.

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.

Subdivision and Land Development Ordinance (SALDO)

Original comments from the prior review and the **current status** are listed.

1. Section 302 General – Procedures – The Plan is submitted as a Preliminary/Final Land Development Plan. Major Land Development plans require both a Preliminary and Final Submission and approval. **Plan is reviewed for Preliminary Plan Approval.**

2. Section 702.B – Administrative Submission Requirements – The Plan as submitted meets the Administrative Submission Requirements.

3. Section 703.D.1 – Boundary Lines of the Tract

   The project contains two parcels, UPI 34-04-0092.001 and 34-04-0092.003. Boundary Survey for Parcel 003 is included but no boundary is shown for Parcel 001. Further, while the proposed building additions are limited to Parcel 003, improvements and grading extend onto Parcel 001. The boundary of Parcel 001 must be included on the plan. The developer should consider either the option of providing easements for the improvements on Parcel 001 or subdividing to ensure all improvements are adequately contained within the property or easements. **Deed Plot of Parcel 001 has been added to the plan and is acceptable. Easements for the improvements on Parcel 001 have been defined and shown on the plan. Draft easement documents will be required for review with the Final Plan submission.**

4. Section 703.D.6 – The right of way width and legal status of Munipal Road (Township or State Route) must be shown. **Required information has been added to the plan.**

5. Section 703.E.4.a – Cartway width of Municipal Road required. **Required information has been added to the plan.**

6. Section 703.H – Erosion and Sediment Control Plan, including all Chapter 102 requirements must be approved by Schuylkill Conservation District. **Comment remains.**

7. Section 704.K – Construction Details for proposed Stormwater Improvements are required. **Construction details have been added to the plan, Sheets C808-810 and reviewed. Ordinance requirements are satisfied by the plan.**

8. Section 703.L – Landscaping Plan – Landscaping Plan can be required if the Planning Commission determines it is necessary. **Landscape Plan was waived 4/9/25.**

9. Section 1117 – Access Drives and Driveways – The site has two existing driveways to Municipal Road. Any changes required to the driveways as a result of the work must be confirmed. **Per the review discussion on March 19, 2025, changes to the existing driveways are not proposed.**

10. Section 1119 – Water Supply – Any added water supply requirements should be addressed on the plan. **Per review discussion on March 19, 2025, the owner does not anticipate added water supply will be needed.**

11. Section 1120 – Sanitary Sewer System – The site appears to be served by an existing On Lot System, and shows added sanitary sewer lines to serve the new building. Sewage Facilities Planning approval for the new building and approval / permit from the Township Sewage Enforcement Officer must be provided. **Per review discussion on March 19, 2025, the Township Sewage Enforcement officer has determined that sewage planning approval will not be required. A copy of the issued sewage permit should be provided for final plan approval.**

12. Section 1121 – Stormwater Management

    1. The project affects over 1 acre of disturbed area. A Post Construction Stormwater Plan and NPDES Permit will be required.

    2. The plan proposes 2 subsurface infiltration areas UGB 1 and UGB 2, with the location and general configurations of both shown on the plan. The plan also contains typical construction details. However, the design details and dimensions of UGB 1 and UGB 2 are not included on the plan.

    3. UGB 1 appears to discharge to an existing roadside swale. Details and adequacy of the swale must be provided.

    4. UGB 2 outlet is to a level spreader which discharges into an existing pond.

    Construction details have been added to the plan, Sheets C808-810 and reviewed. Ordinance requirements are satisfied by the plan.

13. Section 1123 – Erosion and Sediment Control – The proposed plan must be reviewed and approved by the County Conservation District. **Comment remains.**

14. Section 1124 – Off Street Parking and Loading – The plan does not address existing or required Off Street Parking, including any added parking required due to the building additions. **A parking exhibit has been provided documenting existing and proposed parking, with adequate off-street parking provided.**

15. Section 1128 - Landscaping – Landscaping can be required if determined by the Planning Commission. **Landscape Plan was waived 4/9/25.**

16. Section 1129 – Flood Plain – The plan indicates that the site is situated outside of the Special Flood Hazard Area.

The plan as presented can be considered for Preliminary Plan approval under the Article 7 requirements.

Article 8 – Final Plan

17. Section 804 – Final Plan Requirements – The current plan revision dated April 11, 2025 substantially meets the requirements of Section 804. The only exception will be any plan changes required as a result of the NPDES, PCSM, and E&S Plan reviews, which must be incorporated into the Final Plan.

18. Section 805 – Supportive Documents and Information.

    0. 805.C – Sewage Facilities – Per the prior discussions documentation of the sewage permit issued by the Township should be provided.

    b) 805.N – Easement Agreements – Information for the Easements for facilities to be constructed on Parcel 001 must be provided.

    c) 805.O – Development statement and schedule to be provide.

    d) 805.P – Development Cost Estimate – An estimate in full detail of the improvements required by the Ordinance, including E&S Control, Grading, and stormwater facilities must be provided.

    e) 805.Q – Financial Security guarantee and Development Agreements under Article 9 must be provided.

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

April 29, 2025

Kline Township
30 5th Street, PO Box 338
Kelayres, PA 18231

SUBJECT: **Act 247 Plan Review**

Plan Name:	Baldy Hollow & A&A Real Estate Subdivision – Final Plan Minor/Reverse Subdivision
Owner(s)/Applicant(s):	A&A Real Estate Associates LP, Baldy Hollow Sportsmen Club, Inc.
Tax Parcel Number(s):	15-04-0046.001, 15-05-0024.000
Plan Date:	03/05/2025
Date Received:	04/28/2025

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 May 14, 2025, meeting.**

PROJECT INFORMATION

Location	South of the terminus of Plant Road
Zoning District(s)	I-1 (Light Industrial District)
Water	Existing on-site
Sewer	Existing on-site
Present Use	Industrial
Proposed Use	Industrial
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The purpose of the plan is to adjust the lot line between the two parcels to rectify an existing encroachment.

Susan A. Smith
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Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

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 in the County Recorder of Deeds Office.

2. **Waiver:** As noted on the cover sheet, the applicant has requested several waivers from the Subdivision and Land Development Ordinance. 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. We recommend that any approved modifications be noted on the plan. (See Section 512.1 of the PA Municipalities Planning Code).

If you have any questions, feel free to contact me at (570) 628-1423 or by email at mgaeta@schuylkillcountypa.gov.

Respectfully,

Marc Gaeta

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Pottsville, PA 17901
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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

April 23, 2025

New Castle Township
248-250 Broad Street
Saint Clair, PA 17970

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary/ Final Land Development for Famous Reading Outdoors BRJ Campground
Owner(s)/Applicant(s):	BRJ Campground, LLC.
Tax Parcel Number(s):	17-03-0008.000
Plan Date:	03/07/2025
Date Received:	04/14/2025

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 May 14, 2025, meeting.**

PROJECT INFORMATION

Location	North of Mt Laffee Rd, between the western township border and E Darkwater Rd
Zoning District(s)	ME (Mineral Extraction District)
Water	Proposed public
Sewer	Proposed public
Present Use	Vacant
Proposed Use	Commercial
Number of New Lots	0
Proposed Non-Residential Building Area	1,600 sq ft

The plan proposes the development of a campground installation for approximately 50 RV and 20 tent sites, complete with a 1,600 sq ft office building, a bathhouse, restrooms, and a sanitary station.

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Zoning Officer
570.628.1416
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Severine Yeneshosky
Administrative Secretary
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syeneshosky@schuylkillcountypa.gov

COMMENTS

1. **Number of Plans:** The Planning and Zoning 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.

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 Signature Block:** 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. **Professional of Record Certification:** 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.

5. **Owners' Signatures and Certification:** The owners' signatures and acknowledgement of the plan have not been provided. The owners' signatures must also be notarized. All record and equitable owners' signatures and their certification must be shown on all plans prior to recording in the County Recorder of Deeds Office.

6. **Waiver:** As noted on the cover sheet, the applicant has requested a modification from the New Castle Township Subdivision and Land Development Ordinance. 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. We recommend that any approved modifications be noted on the plan. (See Section 512.1 of the PA Municipalities Planning Code).

7. **Water:** It appears that this plan proposes a connection to a public water supply. We recommend that New Castle Township receive a letter from the governing water authority. Section 503.1 of the PA Municipalities Planning Code requires applicants to present evidence to the governing body or planning agency that the subdivision or development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal cooperation, authority or utility.

8. **Sewer:** The plan proposes a connection to a public sewer system. We recommend that New Castle Township receive a will-serve letter from the appropriate governing sewer authority.

9. **Lot Access:** The plan proposes two driveway entrances, one from East Darkwater Road and one from Greenbury Road, both of which are township roads. If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from New Castle Township.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at mgaeta@schuylkillcountypa.gov.

Respectfully,

Marc Gaeta

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

April 15, 2025

South Manheim Township
3089 Fair Road
Auburn, PA 17922

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Annexation Plan of Lands of Brett McMullin & Katey McMullin
Owner(s)/Applicant(s):	Brett McMullin, Katey McMullin
Tax Parcel Number(s):	28-06-0010.001, 28-06-0010.002
Plan Date:	03/27/2025
Date Received:	04/09/2025

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 May 14, 2025, meeting.**

PROJECT INFORMATION

Location	Intersection of Hill View Drive and Woodland Drive
Zoning District(s)	A (Agricultural District)
Water	Proposed on-site
Sewer	Proposed on-site
Present Use	Vacant
Proposed Use	Vacant
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The plan proposes the annexation of the two parcels into one lot.

Susan A. Smith
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ssmith@schuylkillcountypa.gov

Marc Gaeta
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Zoning Officer
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zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

1. **Number of Plans:** The Planning and Zoning 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.

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. **Water:** It appears that this plan proposes an on-lot water supply. The property owner must maintain compliance with applicable DEP regulations.

4. **Sewer:** It appears that this plan proposes an on-lot sewage system. We recommend that Sewage Planning Module be completed.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at mgaeta@schuylkillcountypa.gov.

Respectfully,

Marc Gaeta

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

April 15, 2025

West Penn Township
27 Municipal Road
New Ringgold, PA 17960

SUBJECT: **Act 247 Plan Review**

Plan Name:	Minor Subdivision Final Plan
Owner(s)/Applicant(s):	Michael Delborrello, April Delborrello
Tax Parcel Number(s):	37-05-0083.000
Plan Date:	04/02/2025
Date Received:	04/11/2025

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 May 14, 2025, meeting.**

PROJECT INFORMATION

Location	73 Medical Crossing Road
Zoning District(s)	SR (Suburban Residential)
Water	Proposed on-site
Sewer	Proposed on-site
Present Use	Residential
Proposed Use	Residential (existing lot), Vacant (proposed lot)
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

The plan proposes a subdivision of the existing lot to create a new 1.07-acre lot.

Susan A. Smith
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Zoning Officer
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Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

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 in the County Recorder of Deeds Office.

2. **County Signature Block:** 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. **Water:** It appears that this plan proposes an on-lot water supply. The property owner must maintain compliance with applicable DEP regulations.

4. **Lot Access:** The plan proposes access to the lot via a gravel drive from Medical Crossing Road, which is a township road. If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from West Penn Township by the individual lot owner.

If you have any questions, feel free to contact me at (570) 628-1423 or by email at mgaeta@schuylkillcountypa.gov.

Respectfully,

Marc Gaeta

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

May 2025

PROJECT REVIEWS

Land Use Review of Permits

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
KH Holdings, LLC	Cherry Ridge Consulting LLC	General Information Form

MUNICIPALITY(IES)	LOCATION
North Union Township	South of Nye Road & east of Catawissa Creek Road

The applicant intends to submit a Joint Permit Application to PADEP to allow for wetlands encroachments, waterway crossings, and outfall structures associated with their project which proposes two boreholes as new groundwater sources for a spring water bulk water hauling system.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Tower City Borough Authority	JHA Companies	General Information Form

MUNICIPALITY(IES)	LOCATION
Porter Township	38 Gold Mine Road

The applicant intends to submit a Public Water Supply Permit Application to PADEP for the construction and treatment of two new wellhouses for booter pumps.

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
Hubley Township	14-07-0059.000	The project proposes the construction of a 40,000-sf agricultural storage building. No utility connections are planned.
Foster Township Frailey Township	11-05-0006.000 12-02-0002.000 12-02-0002.001 12-02-0002.006 12-02-0002.008 12-02-0002.009	The project proposes the installation of approximately 2 miles of a new 8” natural gas pipeline connecting CES Landfill with Keystone Potato Products and Espoma.

Butler Township	Columbia line to Frackville line	The project proposes the rebuilding of a 230kV line running from the Columbia Station in Columbus County and ending at the Frackville Substation in Schuylkill County.

Act 537: Sewage Facilities Planning

MUNICIPALITY	PLAN	ACTIVITY
Foster Township	Glendower Subdivision	Notification from PADEP that the application has been returned because of administrative incompleteness and technical deficiencies.

Air Quality

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

MUNICIPALITY	FACILITY	ACTIVITY
Pine Grove Township	Pine Grove Landfill	Applied to PADEP for State Only Operating Permit.
Cressona Borough	Kaytee Products, Inc. – Cressona Plant	Air Quality State Only Operating Permit has been issued by PADEP.

Grants, Loans and Other Financial Assistance Applications

MUNICIPALITY OR ORGANIZATION	AGENCY AND PROGRAM	REQUEST
Minersville Water Authority	PA DCED Small Water & Sewer Grant Program	Funding is requested to install a new waterline on New Castle Street.
Schuylkill Haven Borough	PA Downtown Center WalkWorks Program	Funds would support the development of an Active Transportation Plan which would improve biking and walking conditions in the borough.
Ryan Township	PA DCNR Community Conservation Partnership Program	Funds would be used toward the rehabilitation of an existing basketball court, construction of a pickleball court, and installation of an ADA-compliant pathway at the Ryan Township Municipal Park.
Wayne Township	PA DCNR Community Conservation Partnership Program	Funds would enable critical improvements to the Wayne Township Park including ADA-compliant restrooms and pathways.
Foster Township	PA DCNR Community Conservation Partnership Program	Funds would be allocated for improvements to the Anthracite Memorial Park.

Pine Grove Township	PA DCNR Community Conservation Partnership Program	Funds would be dedicated to the Recreation Center Park improvements including the proposed installation of a play structure designed for children aged 2 to 5.
Frailey Township	PA DCNR Community Conservation Partnership Program	Funds would advance Phase 4 of the Good Spring Park and Trail project by extending the existing trail network as well as providing other site improvements.
Wayne Township	PA DCED Grant	Funds would provide for the construction of a pavilion at the Frog Hollow Nature Area and increase opportunities for environmental education, community engagement, and outdoor learning experiences.
Port Carbon Borough	PA DCED Greenways, Trails, and Recreation Program Grant	The grant would help fund efforts to fulfill the proposed Master Site Plan for the Miller's Playground revitalization project which aims to incorporate new flood mitigation strategies and recreational amenities.
Hubley Township	PA DCNR Community Conservation Partnership Program	Funds would support Phase 2 of planned improvements to the Hubley Township Municipal Park which includes installing a new and safer play structure for children aged 5 to 10.
Mahanoy City Borough	PA DCED CFA Program	Funding is requested to replace 5 existing blowers of the Aeration System at the Mahanoy Water City Authority's wastewater treatment plant that have exceeded their design life.
Washington Township	PENNVEST	Funding is requested for the Pine Grove Joint Treatment Authority's Collection System Improvement Project which includes the replacement of an existing gravity sewer main, the rehabilitation of 11 existing sanitary lift stations, and the decommissioning of the former wastewater treatment plant.
Pine Grove Township	PA DCED Small Water & Sewer Grant Program	Funding is requested to replace 3 existing pipe culverts for drainage improvements along Oak Grove Road.
Coaldale-Lansford-Summit Hill Sewer Authority	PA DCED Small Water & Sewer Grant Program	Funding is requested for the installation of a new Hydro-Dyne Center Flow Screen, replacing the existing manual bar screen system.

Pine Grove Joint Treatment Authority	PA DCED Small Water & Sewer Grant Program	Funding is requested for the installation of a full length Cured-In-Place Pipe that will eliminate leaking pipe joints and restore structural integrity.
Pine Grove Joint Treatment Authority	PA DCED Small Water & Sewer Grant Program	Funding is requested to upgrade from the existing process control panel to a SCADA system and to replace the existing air diffusers in one of the SBR process wastewater tanks.
McAdoo Borough Sewer Authority	PA DCED Small Water & Sewer Grant Program	Funding is requested for improvements to the McAdoo Borough pump station including remedying damage to key components, purchasing a portable bypass pump, and installing a new sewer pipe.
Tower City Borough Authority	PA DCED Small Water & Sewer Grant Program	Funding is requested for an improvement project that includes replacing an existing 4” cast iron pipe in West Grand Avenue with a 12” watermain, providing fire service and a loop of the water distribution on the west side of the Authority’s system, and replacing service laterals.
Plum Creek Municipal Authority	PA DCED Small Water & Sewer Grant Program	Funding is requested for the costs associated with the development of a new drinking water supply well including permitting, drilling, installation, and testing.
Barry Township	PA DCED Small Water & Sewer Grant Program	Funding is requested to replace deteriorated and collapsing stormwater pipes and structures as part of the Taylorsville Road Stormwater Improvement Project.
Cass Township	PA DCED Small Water & Sewer Grant Program	Funding is requested to replace 825 linear feet of existing waterline and existing stormwater structures to improve drainage.
Plum Creek Municipal Authority	PA DCED Small Water & Sewer Grant Program	
Saint Clair Sewer Authority	PA DCED Small Water & Sewer Grant Program	Funding is requested to for the installation of 2,500 linear feet of 18-inch CIPP liner and 250 vertical feet of cementitious manhole lining to replace the interceptor main along Mill Creek in East Norwegian Township.
Ashland Borough	PA DCED Small Water & Sewer Grant Program	Funding is requested for the purchase of leak detection

		equipment for the Ashland Area Municipal Authority.
Ashland Borough	PA DCED Small Water & Sewer Grant Program	Funding is requested for improvements to the Ashland Area Municipal Authority system including the replacement of multiple valves to help optimize water management.
Municipal Authority of the Borough of Ringtown	PA DCED Small Water & Sewer Grant Program	Funding is requested for the addition of a sludge drying bed cover and repairs to existing concrete tanks within the Municipal Authority's Wastewater Treatment Plant.
Plum Creek Municipal Authority	PA DCED Small Water & Sewer Grant Program	Funding is requested for the repair and improvement of a water system by replacing various sections of the distribution system with 6-inch and 8-inch diameter PVC pipe.

Miscellaneous

MUNICIPALITY	FACILITY OR ORGANIZATION	ACTIVITY
Reilly Township	Liberty Soils, LLC.	Received notification from PADEP regarding the successful completeness review of Liberty Soils, LLC's Major Modification Application for Daily Maximum Tonnage Increase at their Biosolids Management Facility.
West Mahanoy Township Gilberton Borough New Castle Township Ryan Township	Pennsylvania American Water	Notification of intent to apply to the Pennsylvania Public Utility Commission for the right to extend water service to additional areas.
Cass Township	Municipal Authority of the Borough of Minersville	Notification from PADEP regarding deficiencies identified in the Permit Renewal Application submitted for the Minersville Water Treatment Plant.
Foster Township Reilly Township Frailey Township	Commonwealth Environmental Systems, L.P.	Notification from PADEP regarding deficiencies identified in the Major Permit Modification Application submitted for the CES Landfill.

2025 Zoning Permit Activity

	Number of Permits Approved/Denied		Total Monthly Revenue
January	5	$	750.00
February	17	$	1,340.00
March	16	$	2,590.00
April	31	$	3,390.00
May			
June			
July			
August			
September			
October			
November			
December			
Total (Year to Date)	**69**	**$**	**8,070.00**

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
2025	4	19701		Sleva, Amber	Reilly Township	24-11-0105.000	04/01/25	Roof Mounted Solar	380	100	C-1	23,331	Trinity Solar, Stacey Goss
2025	4	19702		Wessner, Jr, Paul E	Auburn Borough	39-03-0043.000	04/01/25	Residential Covered Porch Addition	888	100	R-3	19,000	Wessner, Jr, Paul E
2025	4	19703		Weinus, Kristen	Pine Grove Borough	58-05-0008.000	04/04/25	Roff Mounted Solar	0	100	R-2	28,804	Lumina Solar, Kellie Iser
2025	4	19704		Hovat, Joseph	North Union Township	19-21-0233.000	04/07/25	Covered Deck	240	100	R-3	10,000	Hovat, Joseph
2025	4	19705		Strabinski, Alicia	Girardville Borough	45-01-0015.002	04/08/25	Detached Residential Storage (Shed)	900	100	R-3	15,725	Strabinski, Alicia
2025	4	19706		Reinhart, Mitchell	Washington Township	33-15-0055.002	04/08/25	New Single Family Detached Dwelling	1535	100	A	303,500	Pride Homes, Corey Holobetz
2025	4	19707		Stephens, Philip J	North Union Township	19-17-0014.000	04/08/25	New Single Family Detached Dwelling	1920	100	R-3	492,000	Vinecrest Builders, Jared D.
2025	4	19708		Himmelberger, Jeffrey	Port Clinton Borough	60-04-0002.001	04/08/25	Roof-mounted Solar	2109	100	R-3	19,438	Pinnacle Exteriors
2025	4	19709		Bixler, Jason	Barry Township	01-06-0071.000	04/08/25	Detached Residential Storage Structure (Pole Building)	1500	100	A	40,205	Bixler, Jason
2025	4	19710		Dubs, Gene D.	Tower City Borough	66-01-0315.000	04/10/25	Pavilion	240	100	R-3	449	Dubs, Gene D.
2025	4	19711		Franchise 47 PA VI, LLC	Delano Township	06-09-0134.000	04/10/25	Conversion of former commercial space into 2 additional residential dwelling units for a total of 4 dwelling units	2750	100	R-3	50,000	Franchise 47 PA VI, LLC
2025	4	19712		Kramer, Pamela E	Frailey Township	12-06-0024.000	04/10/25	Roof Mounted Solar	401	100	R-3	25,707	Trinity Solor, Stacey Gross
2025	4	19713		Watson, Daniel	New Philadelphia Borough	54-01-0018.005	04/14/25	Roof Mounted Solar	738.5	100	R-2	46,786	Trinity Solor, Stacey Gross
2025	4	19714		Rizzi, III, Emil C	Minersville Borough	52-03-0027.000	04/14/25	Wooden Deck with Stairs	400	100	R-3	3,500	Rizzi, III, Emil C
2025	4	19715		Seip, Starr	Washington Township	33-05-0011.007	04/14/25	Accessory Ground Mounted Solar System	1181	100	A	45,160	Mitchell Aronson, Renu Solar
2025	4	19716		Williams, John D.	Gordon Borough	46-02-0002.002	04/15/25	Enclosed Carport	252	100	C-1	5,856	Williams, John D.
2025	4	19717		Piskorick, Jason	North Union Township	19-13-0106.000	04/15/25	Detached Residential Storage Structure (Shed)	200	100	R-3	1,000	Piskorick, Jason
2025	4	19718		Robertson, Scott	Frackville Borough	43-02-0106.000	04/16/25	Residential Addition	300	100	R-3	59,000	Lapp Home Improvements, Jay Henry Lapp
2025	4	19719		Baer, Shawn C	Pine Grove Borough	58-07-0046.000	04/16/25	Detached Residential Storage Building (Pole Building)	1200	100	CR	24,000	Baer, Shawn C
2025	4	19720		Yerger, Larry L	Minersville Borough	52-02-0251.000	04/21/25	Residential Detached Storage Structure (shed)	193	100	R-3	1,500	Yerger, Larry L
2025	4	19721		Spayd, William	Washington Township	33-04-0006.000	04/21/25	New Single Family Dwelling	3250	100	A	650,000	Musser, Geral
2025	4	19722		Gainer, Jr., Wendell S	Washington Township	33-14-0018.000	04/21/25	Agricultural Accessory Structure (storage/ Equipment Repair Shop)	2400	100	A	75,000	Gainer, Jr., Wendell S
2025	4	19723		Rothenberger, Mordechai	Tower City Borough	66-01-0098.000	04/21/25	Change of Use- Conversion of Single Family Detached Dwelling into a Semi Detached Dwelling Unit	2000	100	C-1	N/A	Poncavage, Daniel
2025	4	19724		Lasco, Lisa	Auburn Borough	39-05-0003.001	04/22/25	Detached Residential Storage Building (Pole Building)	576	100	CR	15,600	Lasco, Lisa
2025	4	DENIED		Johns, Paul	Tower City Borough	66-01-0163.000	04/22/25	Section 306.I.1- vacant land- lacks principal structure	N/A	100	C-1	N/A	Johns, Paul
2025	4	19725											
2025	4	19726		Justofin, David G	North Union Township	19-13-0574.000	04/23/25	New Single Family Dwelling	864	100	R-3	65,000	Justofin, David G
2025	4	DENIED		Fox, Damian J	Eldred Township	10-10-0023.000	04/23/25	Not a residential accessory structure	N/A	100	A	N/A	Fox, Damian J
2025	4	19727		Rothermel, Michael J	Upper Mahantongo Township	31-07-0075.000	04/29/25	Residential Accessory Structure (Pavilion)	1944	100	CR	32,000	Rothermel, Michael J
2025	4	19728		Newswanger, Clair	Washington Township	33-15-0050.000	04/29/25	Residential Addition (Bedroom)	342	100	A	20,000	Newswanger, Clair
2025	4	DENIED		Benenati, Antonio S.	Mahanoy City Borough	48-07-0095.000	04/30/25	Section 306.G.2.b, Section 603.A.4, Section 605.B	N/A	100	R-3	N/A	Benenati, Antonio S.