WELCOME PLANNING COMMISSION ATTENDEES

Before you take your seat….

A County Commissioners Meeting is being held the same night and time as the Planning Commission meeting in the Commissioners' Board Room.

Planning Commission attendees should proceed through the Commissioners' Board Room, down the right-hand aisle, through the rear door to the Hoffman Room.

The Planning Commission Meeting will be held in the Hoffman Room as usual.

Please enter quietly if the Commissioners Meeting is in session.

How to Watch or Participate in the Planning Commission Meeting

Planning Commission members and staff will attend in person. Applicants, their representatives, and the public may attend in person or participate virtually.

Watch the Meeting (Zoom)

- Use the **Zoom link** listed at the top of the agenda.
- You may join with a free Zoom account or as a guest.
- Join by smartphone, tablet, or computer.
- If needed, enter the **Meeting ID and passcode** listed on the agenda.

Join by Phone (No Computer or Smartphone)

- Call the **toll-free number** listed on the agenda.
- Enter the **Meeting ID and passcode** when prompted.

Public Comment Instructions

All comments are made part of the public record. When speaking during public comment, please be prepared to provide:

1. Your name
2. Your municipality (if you are a member of the general public)
3. The agenda item you wish to comment on

Options for Providing Public Comment

Speak via Zoom

- During Public Comment, click "**Raise Hand**."
- When recognized, your microphone will be unmuted.
- Please ensure your microphone works and limit background noise.

Speak by Phone

- Press ***9** to indicate you wish to speak.
- When recognized, your phone line will be unmuted.

Written Comments

- Accepted until 12:00PM on the day of the meeting
- Include your name, municipality, and the agenda item in your comment
- Submit via:
    - Email: ssmith@schuylkillcountypa.gov
    - Planning Department Dropbox at the Courthouse Public Entrance
    - Directly to the Planning Office

Agenda Redactions

For security and privacy reasons, all publicly shared documents associated with this agenda have had personal information removed such as phone number, email addresses and handwritten signatures. These redactions are made to reduce the risk of misuse of personal information.

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

SCHUYLKILL COUNTY PLANNING COMMISSION

AGENDA

WEDNESDAY, JUNE 10, 2026 @ 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/86170751261?pwd=8bGs2b9L95SIw5oRZpEqsDCAbb2EkH.1
Passcode: 748304
Webinar ID: 861 7075 1261
Telephone Number: US: +1 305 224 1968

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** (none)

   4.2 **Extension of time for a Planning Commission conditional approval**

	Subdivision	Municipality	Tax Parcel Number(s)	Extension Requested To
4.2.1	Land Development Plan for Mach-One Realty, LLC East Mill Street	Pine Grove Borough	58-08-0104.000	8/12/2026

   4.3 **Extension of time expiration notification** (none)

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

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Inspecting Engineer
5.1	Ashland Solar Project Land Development Plan	Barry Township	01-06-0033.001	Partial Release	WJP

6. **County Governed Plans**

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Reviewing Engineer	Action by PC No Later Than
6.1	Minor Subdivision Final Plan of Lands of Henry L & Brett A Stehr (Dated: 4/1/26)	Eldred Township	10-08-0021.000	Conditional Final Plan Approval (Sept)	County	8/11/2026
6.2	Final Plan "51 Natures Road – Brown" (Dated: 4/23/26)	Washington Township	33-15-0011.000 33-15-0011.003	Conditional Final Plan Approval (Sept)	County	8/11/2026
6.3	Martin Poultry Operation Preliminary – Final Land Development Plan (Dated: 5/14/25, last revised 4/30/26)	Barry Township	01-06-0060.000	Decision on Financial Security and Development Agreement	WJP	9/9/2026

7. **Act 247 Reviews**

7.1 **Plan Reviews** (See Attachments)

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	Irvin Land Development Plan	East Union Township	09-02-0003.004
7.1.2	Final Plans Dollar General Fresh Improvements	Foster Township	11-02-0005.005, 05-05-0001.004
7.1.3	Revised Preliminary/Final Land Development Plan Hazleton Beltway Center	Kline Township	15-01-0001.000, 15-01-0002.000, 15-01-0003.000, 15-01-0004.000

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**

- Proposed Zoning Ordinance Amendment for Data Center Discussion (Part 2: Supplementary Regulations)
- Schuylkill County Responsible Infrastructure Development Plan

12. **Adjournment**

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: Final Plan – Land Development for Mach-One Realty, LLC

Parcel Number(s): 58-08-0104.000

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: Heath Machamer Company: Mach-One Realty, LLC

Address: [redacted]

[redacted]

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

3

Name: Heath Machamer Company: HNT, LLC

[redacted]

[redacted]

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: 5/13/26 PC meeting granted waivers for LDP

Requested Extension Date: August 12th, 2026

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

5

I am requesting the extension because:

We are submitting the Final Plan on or before May 22, 2026, which would put the plan on the July 8th PC meeting. The Plan was submitted March 27th for the May 13th PC meeting and without extension, the plan review will expire prior to the July 8th PC meeting. We are anticipating final plan approval at the July meeting and we hereby request this grant of review time extension.

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: • E&S approval by SCCD • Will Serve Letters for public water and public sewer obtained • 5/13/26 PC granted waiver requests

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

[redacted]

Signature

05/18/2026

Date

For Staff Only

Planning Commission Decision Date

☐ Approved ☐ Denied ☐ Tabled

Comments

RECEIVED
MAY 29 2026
[redacted]

Via U.S. Mail
Susan Smith
Schuylkill County Planning Commission
401 North Second Street
Pottsville, PA 17901

cc: Via U.S. Mail
Shelby G. Hostetter, Esq.
Schuylkill County Solicitor's Office
401 North Second Street
Pottsville, PA 17901

Re: Request for Release of Remaining Financial Security - Ashland Solar Project
Developer: Nescopeck Solar LLC

Dear Susan,

On behalf of Nescopeck Solar LLC, and pursuant to the Land Development Improvement Agreement dated October 23, 2024 and the applicable provisions of the Schuylkill County Subdivision and Land Development Ordinance, this letter shall serve as a formal written request for release of the remaining financial security posted in connection with the Ashland Solar Project.

The Planning Commission previously authorized a partial release and retained $200,000 of financial security. Nescopeck Solar LLC respectfully requests release of the remaining $200,000 because the Required Improvements secured by the Development Agreement and reflected in the approved cost estimate have been completed and the corresponding costs have been incurred.

The Development Agreement identifies the purpose of the financial security as securing completion of the Required Improvements shown on the approved plans and set forth in the approved cost estimate. Section 9 further provides for release of financial security as the work of installing the Required Improvements proceeds, based on the completed improvements for which release is requested. Accordingly, the release analysis should be tied to the approved cost estimate and the value of the Required Improvements completed to date.

As shown below, all line items in the approved cost estimate have now been completed and the associated costs have been incurred. There are no remaining uncompleted Required Improvements in the approved cost estimate for which additional construction cost remains to be incurred.

Approved Cost Estimate Item	Approved Cost	Status
Equipment Rentals - Excavators	$5,000	Completed / cost incurred

Equipment Rentals - Skid Steer	$5,000	Completed / cost incurred
Sitework - Fencing - 3018 LF galvanized chain link 5' with gate	$64,434	Completed / cost incurred
Sitework - Fencing - 180 LF galvanized chain link 7' with gate	$5,580	Completed / cost incurred
Sitework - Driveway - Geotextile fabric	$2,000	Completed / cost incurred
Sitework - Driveway - 8-inch AASHTO #1 and compaction	$4,000	Completed / cost incurred
Sitework - Driveway - 4-inch 2A subbase and compaction	$3,520	Completed / cost incurred
Sitework - E&S Control - 12-inch silt	$4,380	Completed / cost incurred
Sitework - E&S Control - 18-inch silt	$5,800	Completed / cost incurred
Sitework - E&S Control - 24-inch silt	$3,600	Completed / cost incurred
Sitework - E&S Control - 32-inch silt	$10,220	Completed / cost incurred
Sitework - Seeding	$23,805	Completed / cost incurred
Sitework - Rain Garden / BMP Area	$10,498	Completed / cost incurred
Sitework - Landscaping - Evergreen Trees	$65,823	Completed / cost incurred
Sitework - Landscaping - Deciduous Trees	$34,200	Completed / cost incurred
Sitework - Grading / Soil Preparation	$17,940	Completed / cost incurred
Concrete Equipment Pad	$8,525	Completed / cost incurred
Subtotal of Required Improvements	$274,325	Completed / cost incurred
Total Financial Security with 10% contingency	$301,758	Original secured amount

WJP Engineers conducted a follow-up inspection of the site on May 18, 2026 and issued Inspection Report No. 6. The report confirms that the site has achieved 90% vegetative coverage, that the panel areas are vegetated, and that the deciduous trees are blooming and establishing successfully. This directly addresses the Planning Commission's prior concerns regarding the growing season, vegetative cover, and landscaping establishment.

WJP previously referenced a potential limited holdback pending final Conservation District/NPDES closeout. However, such closeout does not correspond to any remaining construction item or unincurred cost in the approved cost estimate. The approved cost estimate contains construction/improvement line items, all of which have been completed and incurred.

For that reason, Nescopeck Solar LLC respectfully submits that the remaining financial security should be released in full.

If the Planning Commission determines that any portion of the remaining financial security should continue to be retained, Nescopeck Solar LLC respectfully requests that the decision identify, in writing, the specific uncompleted Required Improvement from the approved cost estimate that supports the retained amount, the estimated cost to complete that specific item, and the additional 10% amount required under the Development Agreement. This will allow Nescopeck Solar LLC to understand how any retained amount is being tied to the approved cost estimate and the remaining value of uncompleted Required Improvements.

For the reasons above, Nescopeck Solar LLC respectfully requests that the Planning Commission authorize release of the remaining $200,000 in financial security.

Attached for reference are: (1) WJP Engineers Inspection Report No. 6 dated May 18, 2026; and (2) the approved development cost estimate.

Please advise if any additional information or documentation is required in connection with this request.

Thank you,

[redacted]*e*

WJP ENGINEERS
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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: Richard N. Yutko, P.E.

RE: Ashland Solar Project
Barry Township, Schuylkill County, PA
Inspection Report No. 5

PROJECT NO: 2302-2

DATE: May 20, 2026

COPIES: **Sent via email**
Lisa Mahall, P.E.
Sevie Yeneshosky
Janelle Wilde, SCD
Stephanie Lubinsky, SCD
Matt Moore, Moore Energy
Tyler Moore, Moore Energy
Matt Arena, REH Solar
FileTRANS-14

DESCRIPTION OF TRANSMITTED MATERIALS:

WJP Engineers Inspection Report No. 6, dated May 18, 2026 for Asland Solar Project.

SPECIAL INSTRUCTIONS:

For your consideration

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

Inspection Report

Project: Ashland Solar Project WJP Project No. 2302-2

Inspection Number: 6 Date: May 18, 2026

Time In: 12:30 p.m. Time Out: 1:00 p.m.

Photos Taken: X Yes (12 Total) ___ No Weather: 90° Sunny

WJP Representative: Richard N. Yutko, P.E.

Owner and/or Contractors Representatives: None

Other Attendees: None

Next Inspection Due: As Requested

Description of work being performed and observations:

1) Inspect per County request due to Bond Release.

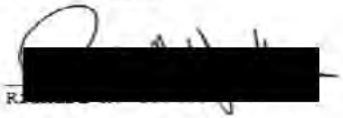
2) Review site stabilization, 90% coverage.

3) Evergreen Trees need watering; Deciduous Trees are blooming.

4) Based on outstanding landscaping issues and green cover requirement, I suggest holding 10% or $30,000.00 until final approval by Schuylkill Conservation District.

5) Defer mowing to landscape contractor to maintain meadow condition.

WJP Engineers



Site Contact: Matt Arena
REH Solar
(609) 915-7501 (cell)
matt@rehsolar.ocm



1) Ground Cover 90%



2) Ground Cover 90%

Ashland Solar Project
Barry Township, Schuylkill County, PA
May 18, 2026

WJP Engineers
1406 Laurel Boulevard
Pottsville, PA 17901



3) Ground Cover 90%



4) Panel Area Vegetated

Ashland Solar Project
Barry Township, Schuylkill County, PA
May 18, 2026

WJP Engineers
1406 Laurel Boulevard
Pottsville, PA 17901



5) Deciduous Trees Blooming



6) Deciduous Tree Buds

Ashland Solar Project
Barry Township, Schuylkill County, PA
May 18, 2026

WJP Engineers
1406 Laurel Boulevard
Pottsville, PA 17901



7) Ground Cover at Panels



8) Deciduous Trees Blooming

Ashland Solar Project
Barry Township, Schuylkill County, PA
May 18, 2026

WJP Engineers
1406 Laurel Boulevard
Pottsville, PA 17901



9) Panel Area Cover



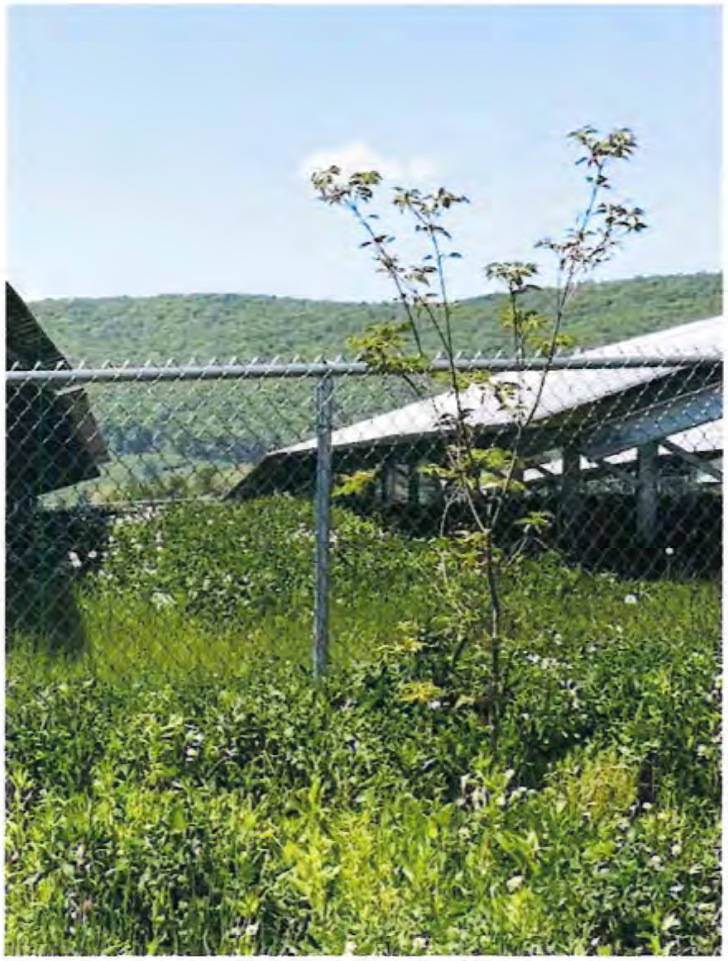
10) Panel Area

Ashland Solar Project
Barry Township, Schuylkill County, PA
May 18, 2026

WJP Engineers
1406 Laurel Boulevard
Pottsville, PA 17901



11) Deciduous Trees Blooming



12) Deciduous Trees Blooming

Ashland Solar Project
Barry Township, Schuylkill County, PA
May 18, 2026

WJP Engineers
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Pottsville, PA 17901

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Southampton, PA 18966
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www.mooreenergy.com
EIN 26-3041575
PA HIC REG.NO. PAOAGHIC.000698

Development Statement, Schedule, and Cost

Nescopeck Solar LLC - Ashland Solar Farm

2,400 MWAC Solar System

Development Statement

Nescopeck Solar LLC proposes to develop a 2,400 kWAC solar system located at 0 Mill Road, Ashland PA 17921. The solar system will consist of a pile driven racking system supporting solar panels along with electrical equipment located on a concrete equipment pad. The solar system will be surrounded by a fence which will be surrounded by evergreen and deciduous tree screenings.

Development Cost

Description	Unit	Cost/Unit	Total Cost
Equipment Rentals			
- Excavators	2 Months	$2,500 / month	$5,000
- Skid Steer	2 Months	$2,500 / month	$5,000
Sitework - Fencing			
- 3018 LF of Galvanized chain link 5' with gate	3018 LF	$21.350 / LF	$64,434
- 180 LF of Galvanized chain link 7' with Gate	180 LF	$31.00 / LF	$5,580
Sitework - Driveway			
- Lay Geotextile Fabric	1600 Sqft	$1.25 / Sqft	$2,000
- Lay 8" AASHTO #1 and compact	1600 Sqft	$2.5 / Sqft	$4,000
- Lay 4" 2A sub base and compact	1600 Sqft	$2.2 / Sqft	$3,520
Sitework - E&S Control			
- 12" Silt	485 LF	$9.03 / LF	$4,380
- 18" Silt	580 LF	$10.00 / LF	$5,800
- 24" Silt	300 LF	$12.00 / LF	$3,600
- 32" Silt	730 LF	$14.00 / LF	$10,220
Sitework - Seeding			
- 345,000 Sqft	345,000 Sqft	$0.069 / Sqft	$23,805
Sitework - Infiltration Berm			

- 1411 SqFt BMP Area	1,411 Sqft	$7.44 / Sqft	$10,498
Sitework - Landscaping			
- Evergreen Trees	580 trees	$113.488 / tree	$65,823
- Deciduous Trees	190 trees	$180.00 / tree	$34,200
Sitework - Grading, Soil Prep			
- Disc / Rolling 345,000 SqFt	345,000 Sqft	$0.052 / Sqft	$17,940
Concrete Equipment Pad			
- 1056 SqFt	1056 sqft	$8.0729 / Sqft	$8,525
		Total	$274,325
		Total + 10% Contingency	$301,758

Ashland Solar Farm - Development Schedule

Installation	Start	Finish
Pre Construction Meeting	10/14/2024	
LOD Marked and E&S	10/23/2024	10/28/2024
Access Road	10/23/2024	10/28/2024
Site Grading and Rolling	10/23/2024	10/28/2024
Sitework - Infiltration Berm	10/28/2024	10/31/2024
Fence Install/Equipment Pads	11/01/2024	12/02/2024
Seeding	10/23/2024	06/30/2025
Landscaping	11/11/2024	06/30/2025



View/Print Label

1. **Ensure there are no other shipping or tracking labels attached to your package.** Select the Print button on the print dialogue box that appears. Note: If your browser does not support this function, select Print from the File menu to print the label.

2. **Fold the printed label at the solid line below.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.

3. **GETTING YOUR SHIPMENT TO UPS**

   Customers with a scheduled Pickup
   - Your driver will pickup your shipment(s) as usual.

   Customers without a scheduled Pickup
   - Schedule a Pickup on ups.com to have a UPS driver pickup all of your packages.
   - Take your package to any location of The UPS Store®, UPS Access Point(TM) location, UPS Drop Box, UPS Customer Center, Staples® or Authorized Shipping Outlet near you. To find the location nearest you, please visit the 'Locations' Quick link at ups.com.

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UPS Access Point™
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Proof of Delivery

Dear Customer,
This notice serves as proof of delivery for the shipment listed below.

Tracking Number
1Z65847F0291597100

Service
UPS 2nd Day Air®

Delivered On
05/29/2026 10:00 A.M.

Delivered To
POTTSVILLE, PA, US

Shipped / Billed On
05/28/2026

Received By
INSIDE

Sincerely,
UPS

Tracking results provided by UPS as of 05/29/2026 10:22 A.M. EST

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: June 10, 2026

Subdivision Name:	Minor Subdivision Final Plan of Henry L & Brett A. Stehr
Municipality:	Eldred Township
Zoning District:	A-Agricultural
Intended Use:	Residential/Agricultural
Total Acres:	10.47
UPI Number:	10-08-0021.000
Number of Lots:	2
Surveyor of Record:	Mark J. Brinkash, PLS/Brinkash & Associates, Inc.
Date of Plan:	April 1, 2026

COMMENTS:

1. Please show proposed driveway location (Section 1117).
2. Please show approximate limit of disturbance for easement, driveway and house. Written correspondence from the Schuylkill County Conservation District or PA DEP indicating that Chapter 102 requirements have been satisfied, must be submitted to the County Planning office prior to final plan approval (Section 504.J.3).
3. A Sewage Facilities Planning Module signed by the appropriate SEO must been submitted, and written correspondence from PA DEP is required prior to final plan approval (Section 504.F).
4. An easement agreement must be submitted for review and approval by the Planning Commission solicitor prior to Final Plan Approval (Section 504.H).

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

A draft easement agreement needs to be provided to determine whether it complies with Section 801.A.1.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: June 10, 2026

Subdivision Name:	Final Plan-51 Natures Rd-Brown
Municipality:	Washington Township
Zoning District:	A-Agricultural
Intended Use:	Residential/Agricultural
Total Acres:	45.4
UPI Number:	33-15-0010.000
Number of Lots:	2
Surveyor of Record:	Kevin L. Bensinger,PLS/K.L Bensinger Inc.
Date of Plan:	April 23, 2026

COMMENTS:

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

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

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

WJP ENGINEERS

CIVIL ENGINEERING
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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: Richard N. Yutko, P.E.

RE: Martin Poultry Operation
Barry Township, Schuylkill County

PROJECT NO: 2502-4

DATE: June 8, 2026

COPIES: **Sent via Email**
Lisa Mahall, P.E.
Sevie Yeneshosky
Janelle Wilde, SCD
Stephanie Lubinsky, SCD
Charles Yourshaw, P.E.
Ronald & Lucinda Martin, Owners
FileTRANS-05

. . . . . .

DESCRIPTION OF TRANSMITTED MATERIALS:

WJP Engineers Inspection Report No. 2, dated June 8, 2026 for Martin Poultry Operation.

SPECIAL INSTRUCTIONS:

For your consideration

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

Inspection Report

Project: Martin Poultry Operation WJP Project No. 2502-4

Inspection Number: 2 Date: June 8, 2026

Time In: N/A Time Out: N/A

Photos Taken: ___Yes (Total) _X__No Weather: N/A

WJP Representative: Richard N. Yutko, P.E.

Owner and/or Contractors Representatives: Charlie Yourshaw, P.E.

Other Attendees: None

Next Inspection Due: As Requested

Description of work being performed and observations:

1) Review of Cost Estimate dated 05/26/26 from Charlie Yourshaw, P.E., no item for Topsoil Spreading.
2) Notified Charlie Yourshaw, of needed adjustment.
3) Review of revised Cost Estimate dated 06/01/26. We are now in agreement.
4) All work done to date is in compliance with approved plans.
5) See attached Estimates.

WJP Engineers

[redacted]

Site Contact: Charles J. Yourshaw, P.E.
Yourshaw Engineering
(cell) 570/449-7560
cyourshaw@verizon.net

YOURSHAW ENGINEERING, Inc.

CIVIL, MECHANICAL, ENGINEERS & DESIGNERS
2520 W. Norwegian Street, Pottsville, Pa. 17901
OFFICE: (570) 622-7560 FAX: (570) 622-7517 CELL: (570) 449-7560
e-mail: cyourshaw@verizon.net

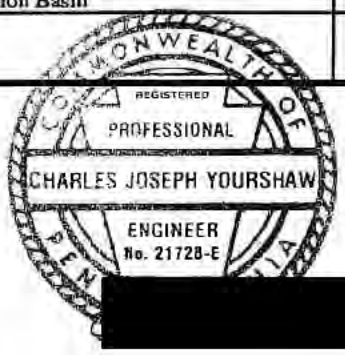


DATE: 5/26/26

RONALD MARTIN - BARRY TOWNSHIP
SITE IMPROVEMENTS ESTIMATE

PROJECT NAME: MARTIN POULTRY

Description	Units	Quantity	Unit Cost	Item Total	% Completed	Total
SITE WORK						
Clearing and Grubbing	ACRE	13.49	$ 2,500.00	$ 33,725.00	100%	$ 0.00
Earthwork	CY	42,643	$ 15.00	$ 639,645.00	90%	$ 63.964.50
Permanent Seed and Mulch	SY	65,292	$ 0.25	$ 16,322.90	0%	$ 16,322.90
Building Pad prep	LS	2	$ 15,000.00	$ 30,000.00	100%	$ 0.00
Topsoil Removal/Stockpiling	CY	10,882	$ 2.50	$ 27,204.83	100%	$ 0.00
			Category Total	**$ 746,897.73 Total**		**$ 80,287.40**
EROSION & SEDIMENTATION CONTROL						
Stabilization Construction Entrance (installed)	EA	1	$ 1,250.00	$ 1,250.00	100%	$ 0.00
Stabilization Construction Entrance (removed)	EA	1	$ 1,250.00	$ 1,250.00	0%	$ 1,250.000
Filter Sock (12") (installed)	LF	50	$ 3.00	$ 150.00	100%	0.00
Filter Sock (12") (removed)	LF	50	$ 3.00	$ 150.00	0%	$ 150.00
Filter Sock (18") (installed)	LF	309	$ 4.00	$ 1,236.00	100%	0.00
Filter Sock (18") (removed)	LF	309	$ 4.00	$ 1,236.00	0%	$ 1,236.00
Filter Sock (24") (installed)	LF	324	$ 5.00	$ 1,620.00	100%	0.00
Filter Sock (24") (removed)	LF	324	$ 5.00	$ 1,620.00	0%	$ 1,620.00
Filter Sock (32") (installed)	LF	173	$ 6.00	$ 1,038.00	100%	0.00
Filter Sock (32") (removed)	LF	173	$ 6.00	$ 1,038.00	0%	$ 1,038.00
Temporary Slope Matting (erosion control mat)	SY	21,317	$ 7.00	$ 149,219.00	50%	$ 74,609.50
Inlet Protection (installed)	EA	7	$ 113.00	$ 791.00	100%	$ 0.00
Inlet Protection (removed)	EA	7	$ 113.00	$ 791.00	100%	$ 0.00
Weighted Sediment Tube (installed)	LF	32	$ 9.00	$ 288.00	0%	$ 9.00
Weighted Sediment Tube (removed)	LF	32	$ 9.00	$ 288.00	0%	$ 9.00
Concrete Wash Pit (installed)	EA	1	$ 405.00	$ 405.00	100%	$ 0.00
Concrete Wash Pit (removed)	EA	1	$ 405.00	$ 405.00	100%	$ 0.00
			Category Total	**$ 162,775.00 Total**		**$ 79,921.50**
STORMWATER MANAGEMENT						
Type M Top Unit	EA	9	$ 800.00	$ 7,200.00	100%	$ 0.00
Standard Inlet Box	EA	9	$ 2,100.00	$ 18,900.00	100%	$ 0.00
15" HDPE	LF	469	$ 66.00	$ 30,954.00	100%	$ 0.00
18" HDPE	LF	849	$ 68.00	$ 57,732.00	100%	$ 0.00
Anti-Seep Collar	EA	1	$ 135.00	$ 135.00	100%	$ 0.00
Outlet Structure	EA	1	$ 6,000.00	$ 6,000.00	100%	$ 0.00
HDPE End Section	EA	4	$ 2,000.00	$ 8,000.00	100%	$ 0.00
Infiltration Basin	LS	1	$ 25,000.00	$ 25,000.00	80%	$ 500.00
			Category Total	**$ 153,921.00 Total**		**$ 500.00**



Sub-Total $ 1,063,593.73 Sub-Total $160,708.50
10% Contingency $ 16,070.85
Grand Total $ 176,799.35

YOURSHAW ENGINEERING, Inc.

CIVIL, MECHANICAL, ENGINEERS & DESIGNERS
2520 W. Norwegian Street, Pottsville, Pa. 17901
OFFICE: (570) 622-7560 FAX: (570) 622-7517 CELL: (570) 449-7560
e-mail: cyourshaw@verizon.net



DATE: 6/1/26

RONALD MARTIN - BARRY TOWNSHIP
SITE IMPROVEMENTS ESTIMATE

PROJECT NAME: MARTIN POULTRY

Description	Units	Quantity	Unit Cost	Item Total	% Completed	Total
SITE WORK						
Clearing and Grubbing	ACRE	13.49	$ 2,500.00	$ 33,725.00	100%	$ 0.00
Earthwork	CY	42,643	$ 15.00	$ 639,645.00	90%	$ 63.964.50
Permanent Seed and Mulch	SY	65,292	$ 0.25	$ 16,322.90	0%	$ 16,322.90
Building Pad prep	LS	2	$ 15,000.00	$ 30,000.00	100%	$ 0.00
Topsoil Removal/Stockpiling/Sprading	CY	10,882	$ 2.50	$ 27,204.83	70%	$ 8,161.45
			Category Total	**$ 746,897.73**	**Total**	**$ 88,448.85**
EROSION & SEDIMENTATION CONTROL						
Stabilization Construction Entrance (installed)	EA	1	$ 1,250.00	$ 1,250.00	100%	$ 0.00
Stabilization Construction Entrance (removed)	EA	1	$ 1,250.00	$ 1,250.00	0%	$ 1,250.000
Filter Sock (12") (installed)	LF	50	$ 3.00	$ 150.00	100%	0.00
Filter Sock (12") (removed)	LF	50	$ 3.00	$ 150.00	0%	$ 150.00
Filter Sock (18") (installed)	LF	309	$ 4.00	$ 1,236.00	100%	0.00
Filter Sock (18") (removed)	LF	309	$ 4.00	$ 1,236.00	0%	$ 1,236.00
Filter Sock (24") (installed)	LF	324	$ 5.00	$ 1,620.00	100%	0.00
Filter Sock (24") (removed)	LF	324	$ 5.00	$ 1,620.00	0%	$ 1,620.00
Filter Sock (32") (installed)	LF	173	$ 6.00	$ 1,038.00	100%	0.00
Filter Sock (32") (removed)	LF	173	$ 6.00	$ 1,038.00	0%	$ 1,038.00
Temporary Slope Matting (erosion control mat)	SY	21,317	$ 7.00	$ 149,219.00	50%	$ 74,609.50
Inlet Protection (installed)	EA	7	$ 113.00	$ 791.00	100%	$ 0.00
Inlet Protection (removed)	EA	7	$ 113.00	$ 791.00	100%	$ 0.00
Weighted Sediment Tube (installed)	LF	32	$ 9.00	$ 288.00	0%	$ 9.00
Weighted Sediment Tube (removed)	LF	32	$ 9.00	$ 288.00	0%	$ 9.00
Concrete Wash Pit (installed)	EA	1	$ 405.00	$ 405.00	100%	$ 0.00
Concrete Wash Pit (removed)	EA	1	$ 405.00	$ 405.00	100%	$ 0.00
			Category Total	**$ 162,775.00**	**Total**	**$ 79,921.50**
STORMWATER MANAGEMENT						
Type M Top Unit	EA	9	$ 800.00	$ 7,200.00	100%	$ 0.00
Standard Inlet Box	EA	9	$ 2,100.00	$ 18,900.00	100%	$ 0.00
15" HDPE	LF	469	$ 66.00	$ 30,954.00	100%	$ 0.00
18" HDPE	LF	849	$ 68.00	$ 57,732.00	100%	$ 0.00
Anti-Seep Collar	EA	1	$ 135.00	$ 135.00	100%	$ 0.00
Outlet Structure	EA	1	$ 6,000.00	$ 6,000.00	100%	$ 0.00
HDPE End Section	EA	4	$ 2,000.00	$ 8,000.00	100%	$ 0.00
Infiltration Basin	LS	1	$ 25,000.00	$ 25,000.00	80%	$ 500.00
			Category Total	**$ 153,921.00**	**Total**	**$ 500.00**

Sub-Total $ 1,063,593.73 Sub-Total $168,870.35
10% Contingency $ 16,887.04
Grand Total $ 185,757.39

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
CHARLES JOSEPH YOURSHAW
ENGINEER
No. 21728-E

[redacted]

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

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

May 18, 2026

Ronald Martin
867 Deep Creek Road
Ashland, PA 17921

SUBJECT: **Conditional Final Plan Approval**
Plan Name: Preliminary-Final Land Development Plan for Ronald K. and Lucinda Z. Martin Poultry Operation
Plan Date: 5/14/25, last revised 4/30/26
Professional of Record: Charles Yourshaw Engineering, Inc., Charles Yourshaw
UPI Number(s): 01-06-0060.000

Dear Applicant(s):

At a meeting held on May 13, 2026, the Schuylkill County Planning Commission granted Conditional Final Plan Approval to the above-referenced plan. Please note that the Planning Commission will not sign plans until all of the following items have been satisfied:

- A copy of the PennDOT Highway Occupancy Permit (HOP) application was provided. A final determination and permit issued by PennDOT must be submitted. (Section 1117)
- A Cost Estimate for the required improvements was submitted; however, it does not include the seal and signature of the Professional Engineer who prepared the estimate. A sealed and signed estimate must be provided. (Section 904.B)
- The Subdivision and Land Development Ordinance requires that a Development Agreement be executed between the developer and the County. The purpose of the Development Agreement is to establish the obligations associated with the installation of the required improvements and compliance with the approved plan. In addition, the Ordinance requires that Financial Security be posted to guarantee the completion of all required improvements, including site work, erosion and sedimentation controls, and stormwater management facilities. (Sections 903 and 904)

As you are aware, construction activities commenced prior to receiving Final Plan Approval and prior to recording the plan, which is not permitted under the Subdivision and Land Development Ordinance. As an additional condition of approval, the Planning Commission has directed the County's Inspecting Engineer, Rick Yutko, P.E. of WJP Engineers, to conduct a site inspection on behalf of the County. Mr. Yutko has been asked to prepare a report for review by the Planning Commission at its June meeting. Based upon the findings of that inspection, the Planning Commission may require the posting of financial security in a form and amount deemed appropriate.

Additionally, although a zoning permit for the use was issued under the Schuylkill County Zoning Ordinance, the Zoning Ordinance requires compliance with the Subdivision and Land Development Ordinance and any permit is automatically conditioned upon compliance with the Subdivision Ordinance (Section 103.G of the Zoning

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

Marc Gaeta
GIS Analyst/Planner
570.628.1423
mgaeta@schuylkillcountypa.gov

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

Ordinance). **In basic terms, this means that the zoning permit was not valid until *after* the land development plan was approved and recorded.**

Failure to satisfy the conditions outlined above, or alternatively to request and receive a Time Extension for the Conditional Approval, by the September 2026 meeting of the Schuylkill County Planning Commission shall render the plan disapproved without further action by the Planning Commission.

Given the advanced stage of construction without the required approvals in place, please also be advised that the County reserves all enforcement remedies available under both the Schuylkill County Zoning Ordinance and the Subdivision and Land Development Ordinance.

Lastly, pending the comments and findings contained within the inspection report, you may also be requested to attend a future Planning Commission meeting in person to discuss the matter directly with the Planning Commission members. Any such request shall be made to you in writing.

Respectfully,

Susan A. Smith
Planning and GIS Director

cc: Charles Yourshaw Engineering, Inc., Charles Yourshaw
Barry Township (via email)
Schuylkill County Conservation District E&S Staff (via email)
Bill Parulis, PE – County's Reviewing Engineer (via email)
Rick Yutko, PE – County's Inspecting Engineer (via email)
Ed Wenger – County Zoning Officer (via email)
Shelby Hostetter, Esq – Planning Commission Solicitor (via email)

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: Richard N. Yutko, P.E.

RE: Martin Poultry Operation
Barry Township, Schuylkill County

PROJECT NO: 2502-4

DATE: May 20, 2026

COPIES: **Sent via Email**
Lisa Mahall, P.E.
Sevie Yeneshosky
Janelle Wilde, SCD
Stephanie Lubinsky, SCD
Ronald & Lucinda Martin, Owners
FileTRANS-04

. . . . . .

DESCRIPTION OF TRANSMITTED MATERIALS:

WJP Engineers Inspection Report No. 1, dated May 18, 2026 for Martin Poultry Operation.

SPECIAL INSTRUCTIONS:

For your consideration

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

Inspection Report

Project: Martin Poultry Operation WJP Project No. 2502-4

Inspection Number: 1 Date: May 18, 2026

Time In: 1:00 p.m. Time Out: 1:45 p.m.

Photos Taken: X Yes (13 Total) ___No Weather: 90° Sunny

WJP Representative: Richard N. Yutko, P.E.

Owner and/or Contractors Representatives: Charlie Yourshaw, P.E.

Other Attendees: None

Next Inspection Due: Once pond is seeded and stabilized

Description of work being performed and observations:

1) Bulk Earthwork 90% complete.
2) Inlets and Pipe 90% complete.
3) Pone outlet structure pipe to be cut back and grouted. Under drain valve not installed.
4) E&S Controls in place. No issues, no complaints.
5) Buildings erected and in operation.

WJP Engineers

[redacted]

Richard N. Yutko, P.E.

Site Contact: Charles J. Yourshaw, P.E.
Yourshaw Engineering
(cell) 570/449-7560
cyourshaw@verizon.net



1) Outlet Structure / Grout and Install Valve



2) Pond Area Grading



3) Site Grading Rear



4) Site Grading Rear



5) Site Grading Back



6) Site Inlet



7) Site Inlet / Protection in Place



8) Pipe to Pond



9) Pond Grading



10) Pond Grading



11) Outlet Pipe from Pond



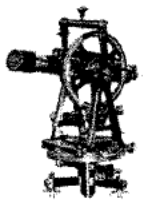
12) Entrance Road Grading



13) E&S Controls in Place

YOURSHAW ENGINEERING, Inc.

CIVIL, MECHANICAL, ENGINEERS & DESIGNERS
2520 W. Norwegian Street, Pottsville, Pa. 17901
OFFICE: (570) 622-7560 FAX: (570) 622-7517 CELL: (570) 449-7560
e-mail: cyourshaw@verizon.net



DATE: 6/1/26

RONALD MARTIN - BARRY TOWNSHIP
SITE IMPROVEMENTS ESTIMATE

PROJECT NAME: MARTIN POULTRY

Description	Units	Quantity	Unit Cost	Item Total	% Completed	Total
SITE WORK						
Clearing and Grubbing	ACRE	13.49	$ 2,500.00	$ 33,725.00	100%	$ 0.00
Earthwork	CY	42,643	$ 15.00	$ 639,645.00	90%	$ 63.964.50
Permanent Seed and Mulch	SY	65,292	$ 0.25	$ 16,322.90	0%	$ 16,322.90
Building Pad prep	LS	2	$ 15,000.00	$ 30,000.00	100%	$ 0.00
Topsoil Removal/Stockpiling/Sprading	CY	10,882	$ 2.50	$ 27,204.83	70%	$ 8,161.45
			Category Total	**$ 746,897.73 Total**		**$ 88,448.85**
EROSION & SEDIMENTATION CONTROL						
Stabilization Construction Entrance (installed)	EA	1	$ 1,250.00	$ 1,250.00	100%	$ 0.00
Stabilization Construction Entrance (removed)	EA	1	$ 1,250.00	$ 1,250.00	0%	$ 1,250.000
Filter Sock (12") (installed)	LF	50	$ 3.00	$ 150.00	100%	0.00
Filter Sock (12") (removed)	LF	50	$ 3.00	$ 150.00	0%	$ 150.00
Filter Sock (18") (installed)	LF	309	$ 4.00	$ 1,236.00	100%	0.00
Filter Sock (18") (removed)	LF	309	$ 4.00	$ 1,236.00	0%	$ 1,236.00
Filter Sock (24") (installed)	LF	324	$ 5.00	$ 1,620.00	100%	0.00
Filter Sock (24") (removed)	LF	324	$ 5.00	$ 1,620.00	0%	$ 1,620.00
Filter Sock (32") (installed)	LF	173	$ 6.00	$ 1,038.00	100%	0.00
Filter Sock (32") (removed)	LF	173	$ 6.00	$ 1,038.00	0%	$ 1,038.00
Temporary Slope Matting (erosion control mat)	SY	21,317	$ 7.00	$ 149,219.00	50%	$ 74,609.50
Inlet Protection (installed)	EA	7	$ 113.00	$ 791.00	100%	$ 0.00
Inlet Protection (removed)	EA	7	$ 113.00	$ 791.00	100%	$ 0.00
Weighted Sediment Tube (installed)	LF	32	$ 9.00	$ 288.00	0%	$ 9.00
Weighted Sediment Tube (removed)	LF	32	$ 9.00	$ 288.00	0%	$ 9.00
Concrete Wash Pit (installed)	EA	1	$ 405.00	$ 405.00	100%	$ 0.00
Concrete Wash Pit (removed)	EA	1	$ 405.00	$ 405.00	100%	$ 0.00
			Category Total	**$ 162,775.00 Total**		**$ 79,921.50**
STORMWATER MANAGEMENT						
Type M Top Unit	EA	9	$ 800.00	$ 7,200.00	100%	$ 0.00
Standard Inlet Box	EA	9	$ 2,100.00	$ 18,900.00	100%	$ 0.00
15" HDPE	LF	469	$ 66.00	$ 30,954.00	100%	$ 0.00
18" HDPE	LF	849	$ 68.00	$ 57,732.00	100%	$ 0.00
Anti-Seep Collar	EA	1	$ 135.00	$ 135.00	100%	$ 0.00
Outlet Structure	EA	1	$ 6,000.00	$ 6,000.00	100%	$ 0.00
HDPE End Section	EA	4	$ 2,000.00	$ 8,000.00	100%	$ 0.00
Infiltration Basin	LS	1	$ 25,000.00	$ 25,000.00	80%	$ 500.00
			Category Total	**$ 153,921.00 Total**		**$ 500.00**

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
CHARLES JOSEPH YOURSHAW
ENGINEER
No. 21728-E

[redacted]

Sub-Total $ 1,063,593.73 Sub-Total $168,870.35
10% Contingency $ 16,887.04
Grand Total $ 185,757.39

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

May 21, 2026

East Union Township
10 E Elm St
PO Box 295
Sheppton, PA 18248

SUBJECT: **Act 247 Plan Review**

Plan Name:	Irvin Land Development Plan
Owner(s)/Applicant(s):	David R. Irvin
Tax Parcel Number(s):	09-02-0003.004
Plan Date:	4/05/2026, Revised: 4/28/2026
Date Received:	5/08/2026

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who have 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 June 10, 2026, meeting.**

PROJECT INFORMATION

Location	The corner of North and 4th st
Zoning District(s)	R-2 (Multi Family Residential District)
Water	N/A
Sewer	N/A
Present Use	Vacant
Proposed Use	Commercial
Number of New Lots	0
Proposed Non-Residential Building Area	2,080 SF

The plan proposes the construction of a pole building, on an otherwise unoccupied lot, for the purpose of maintaining and storing equipment.

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

Marc Gaeta
GIS Analyst/Planner
570.628.1423
mgaeta@schuylkillcountypa.gov

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

1. **Owners' Signatures and Certification:** The date fields in the Certification of Ownership & Acknowledgement have been left blank. It is our recommendation that the appropriate dates be filled in to avoid any potential hold-up in the recording of the plan.

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

June 1, 2026

Foster Township
1540 Sunbury Road
Pottsville, PA 17901

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Plans Dollar General Fresh Improvements
Owner(s)/Applicant(s):	Dollar General Distribution LLC
Tax Parcel Number(s):	11-02-0005.005, 05-05-0001.004
Plan Date:	3/05/2026
Date Received:	5/26/2026

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who have 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 June 10, 2026, meeting.**

PROJECT INFORMATION

Location	1044 Keystone Blvd
Zoning District(s)	I-1 (Light Industrial District), GI (General Industrial District)
Water	Existing public
Sewer	Existing public
Present Use	Industrial
Proposed Use	Industrial
Number of New Lots	0
Proposed Non-Residential Building Area	17,070 SF

The plan proposes the construction of an additional standalone Fleet Maintenance Facility and a guardhouse.

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

Marc Gaeta
GIS Analyst/Planner
570.628.1423
mgaeta@schuylkillcountypa.gov

Zoning Officer
570.628.1416
zoning@schuylkillcountypa.gov

Severine Yeneshosky
Administrative Secretary
570.628.1415
syeneshosky@schuylkillcountypa.gov

COMMENTS

1. **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. (See Section 512.1 of the PA Municipalities Planning Code). If approved, the waiver request notes should be updated. If denied, the notes should be removed for clarity.

If you have any questions, feel free to contact me at (570) 628-1423 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

June 1, 2026

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

SUBJECT: **Act 247 Plan Review**

Plan Name:	Revised Preliminary/ Final Land Development Plan Hazleton Beltway Center
Owner(s)/Applicant(s):	Freya Land Company & Pagnotti Enterprises, Inc. (Owner), Hazle Blue Bldg. 1, LLC (Applicant)
Tax Parcel Number(s):	15-01-0001.000, 15-01-0002.000, 15-01-0003.000, 15-01-0004.000, 15-01-0005.000, 15-0009.000
Plan Date:	4/14/2026
Date Received:	5/19/2026

Dear Municipal Officials:

This plan has been reviewed by Schuylkill County Planning Commission staff, who have 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 June 10, 2026, meeting.**

PROJECT INFORMATION

Location	Between I-81 and N Kennedy Drive, along the Luzerne County border
Zoning District(s)	I-1 (Industrial District)
Water	N/A
Sewer	N/A
Present Use	Vacant
Proposed Use	Industrial
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The purpose of the plan is the proposed construction of three warehouse buildings with associated site and roadway improvements. No part of the buildings' footprints will lie within the County's boundary.

Susan A. Smith
Director
570.628.1038
ssmith@schuylkillcountypa.gov

Marc Gaeta
GIS Analyst/Planner
570.628.1423
mgaeta@schuylkillcountypa.gov

Zoning Officer
570.628.1416
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. **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.

4. **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.

5. **Editorial:** Although Kline Township has deferred the review process to Hazle Township, it is our recommendation that Site Data, Zoning Regulations, and Parking Requirements for Kline Township still be included in the final recorded plan.

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

June 2026

PROJECT REVIEWS

Land Use Review of Permits

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Blue Mountain School District	Entech Engineering	NPDES Permit Renewal Application
MUNICIPALITY(IES)	**LOCATION**	
North Manheim Township	Blue Mountain School District Wastewater Treatment Plant	

The applicant is applying to renew their existing NPDES Permit.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Copperhead Chemical Company	Entech Engineering	NPDES Permit Renewal Application
MUNICIPALITY(IES)	**LOCATION**	
Walker Township	Copperhead Chemical Company Wastewater Treatment Plant	

The applicant is applying to renew their existing NPDES Permit.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Michael Foods	K.L. Fulford Associates, Inc.	NPDES Permit Renewal Application
MUNICIPALITY(IES)	**LOCATION**	
Upper Mahantango Township	Michael Foods Egg Products Company Wastewater Treatment Facility	

The applicant is applying to renew their existing NPDES Permit.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Blythe Township Municipal Authority	Entech Engineering	NPDES Permit Renewal Application
MUNICIPALITY(IES)	**LOCATION**	
Blythe Township	Crystal Run Water Treatment Plant	

The applicant is applying to renew their existing NPDES Permit.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Schuylkill Alliance Crematory LLC	Schuylkill Alliance Crematory LLC	NPDES Permit Renewal Application
MUNICIPALITY(IES)	**LOCATION**	
Mahanoy Township	1172 Morea Road	

The applicant is applying to renew their existing NPDES Permit.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Fegley Oil Company, Inc.	Liberty Environmental, Inc.	NPDES Permit Application
MUNICIPALITY(IES)	**LOCATION**	
West Penn Township	551 West Penn Pike	

The applicant is applying for a NPDES Permit.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Admiral Carbon, LLC	Lehigh Engineering, LLC	Surface Mining Permit Application
MUNICIPALITY(IES)	**LOCATION**	
Schuylkill Township Walker Township	North and south sides of Old 209 Road from the east end of Tuscarora to the west end of Tamaqua.	

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
JELD-WEN, Inc.	JELD-WEN, Inc.	NPDES Permit Renewal Application
MUNICIPALITY(IES)	**LOCATION**	
Ringtown Borough	600 & 700 W Main Street	

The applicant is applying to renew their existing NPDES Permit.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Saint Clair Sewer Authority	benesch	Water Quality Management Part II Application
MUNICIPALITY(IES)	**LOCATION**	
Norwegian Township	20-03-0004.001	

The applicant is applying for a Water Quality Management Permit for a project to replace the East Mines Pump Station.

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
Tremont Township	29-10-0004.000	Applicant is proposing an abandoned mine land reclamation project involving highwall and spoil reclamation, and an expansion of rock lined drainage channels and wetland areas.

Act 537: Sewage Facilities Planning

MUNICIPALITY	PLAN	ACTIVITY
Hubley Township	Troutman Subdivision	Notification from PADEP that the proposed plan has been accepted as an exception to the requirements to revise the official sewage facilities plan for new land development.
Washington Township	Lapp Subdivision	Notification from PADEP that the proposed plan has been determined to be exempt from the requirements to revise the Official Plan for new land development.
Washington Township	Fenstermacher Subdivision	Notification from PADEP that the proposed plan has been accepted as an exception to the requirements to revise the official sewage facilities plan for new land development.
North Union Township	Hetherington IV Subdivision	Notification from PADEP that the proposed plan has been accepted as an exception to the requirements to revise the official sewage facilities plan for new land development.

Air Quality

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

MUNICIPALITY	FACILITY	ACTIVITY
Tamaqua Borough	BET Associates IV, LLC LCN Mine	Submitted an Air Quality Plan Approval Application to PADEP.

Grants, Loans and Other Financial Assistance Applications

MUNICIPALITY OR ORGANIZATION	AGENCY AND PROGRAM	REQUEST
Union Township	PA DCED Greenways, Trails, and Recreation Program	Funding is requested for a project to convert an existing, deteriorating tennis court into three dedicated pickleball courts, along with associated improvements at the Ringtown Recreation Center.
Mahanoy City Borough	PA DCED Greenways, Trails, and Recreation Program	Funding is requested for a safety improvement project to replace deteriorating fences at the 8th St and East End parks.
Orwigsburg Borough	PA DCED Flood mitigation Program	Funding is requested for a flood mitigation project to improve stormwater management systems by replacing an existing culvert on West Market Street.
Ryan Township	PA DCED Greenways, Trails, and Recreation Program	Funding is requested for a feasibility study to consider a trail connection between Tuscarora and Locust State Parks.
Shenandoah Borough	PA DCED Greenways, Trails, and Recreation Program	Funding is being requested for the development of a Master Site Plan for the Borough's Pumping Plant in East Union Township.
Schuylkill Haven Borough	PA DCED Greenways, Trails, and Recreation Program	Funding is requested to advance the implementation of site development projects at Island Park, Bubeck Park, Green Goose Playground, and the Parkway.
East Union Township	PA DCED Greenways, Trails, and Recreation Program	Funding is requested for a Municipal Trail Extension project to construct a pavilion and new trail at Municipal Park.
Mahanoy City Sewer Authority	PENNVEST Grant	Funding is requested to support the advancement of Phase 1 upgrades to the wastewater treatment plant.

Miscellaneous

MUNICIPALITY	FACILITY OR ORGANIZATION	ACTIVITY
Walker Township	Casella Mid-Atlantic, LLC	Notification from PADEP that the applicant's permit reissuance has been denied due to technical deficiencies in the application.
Blythe Township	BRADS	Notification from PADEP that the applicant's Major Permit Modification Application for

		leachate hauling has been reviewed for completeness and found to be sufficient.

2026 Zoning Permit Activity

	Number of Permits Requested	Total Revenue
January	12	1,200.00
February	14	1,400.00
March	28	2,900.00
April	30	3,250.00
May	20	1,800.00
June		
July		
August		
September		
October		
November		
December		
Total (Year to Date)	**104**	**10,550.00**

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
2026	5	19974		Asa Company	Upper Mahantongo Township	31-06-0001.000	05/04/26	Industrial Addition (Adding a 3rd Floor)	1252	100	A	395,000	Miller Bros- Jim Chicora
2026	5	19975		Nolt, Dennis L	Washington Township	33-05-0010.002	05/05/26	Detached Residential Storage Structure (Garage)	690	100	A	8,500	Nolt, Dennis
2026	5	19976		Krawchuk, Andrew	Pine Grove Borough	58-07-0012.109	05/05/26	Residential Deck	144	100	R-2	20,000	Sensenig Builders
2026	5	19977		Clayton Homes	Pine Grove Borough	58-02-0001.021	05/07/26	New Manufactured Home	1344	100	R-2	192,230	CMH Homes, LLC
2026	5	19978	***ZHB***	Johnson, Jeremy	Landingvile Borough	47-04-0004.004	05/13/26	Commercial Kennel	2688	100	A	150,000	Johnson, Jeremy
2026	5	19979		Richardson, Alan	Washington Township	33-12-0041.001	05/14/26	Replacement Manufactured Home	1512	100	A	223,700	Martin, Raymond B
2026	5	19980		Johnson, Jeremia	Minersville Borough	52-05-0251.000	05/14/26	Personal Service (Barber Shop)	447	100	C-1	1,500	Hernandez, Adrian
2026	5	19981		Beck, Tyler	Porter Township	22-08-0050.000	05/18/26	Principal Ground Mounted Solar Energy System	595030	100	A	N/A	Heisel, Elizabeth
2026	5	19982		Grumbine, Michele	Washington Township	33-03-0014.000	05/18/26	In Ground Pool	460	100	A	N/A	Grumbine, Michele
2026	5	DENIED		Brennan, Scott	East Norwegian Township	08-06-0019.000	05/20/26	Accessory Structure (Garage)	600	100	R-3	18,000	Brennan, Scott
2026	5	19983		Romero, Christian	Port Clinton Borough	60-04-0048.000	05/20/26	Accessory Roof Mounted Solar System	506	100	TC	34,538	Trinity Solar
2026	5	19984		Johanson, Erik K.	Middleport Borough	51-02-0152.000	05/21/26	Accessory Roof Mounted Solar System	654	100	R-3	47,535	Trinity Solar
2026	5	19985		Johanson, Erik K.	Middleport Borough	51-02-0152.000	05/21/26	Residential Deck	480	100	R-3	4,100	Johanson, Erik K.
2026	5	19986		Fasnelli, Megan	Washington Township	33-12-0002.003	05/26/26	Nonhousehold Stable	1500	100	A	30,000	Fasnelli, Megan
2026	5	19987		Vantries, Thomas	Washington Township	33-17-0060.000	05/27/26	Concrete Patio	432	100	A	8,820	Crouse Concrete
2026	5	19988		Herb, Bryan	Eldred Township	10-06-0025.000	05/27/26	New Single Family Dwelling	5600	100	A	1,000,000	Musser, G
2026	5	19989		Nelson, Jr., Kenneth	Porter Township	22-19-0031.000	05/27/26	New Manufactured Home	1073	100	R-2	125,325	Nelson, Jr., Kenneth
2026	5	19990	***ZHB***	Ferraro, Mary Jo	Port Carbon Borough	59-02-0048.000	05/28/26	Major Home Occupation (Federal Firearm License)	120	100	R-2	N/A	Ferraro, Joseph
2026	5	19991		DLI Real Estate, LLC	Mahanoy City Borough	48-04-0276.000	05/28/26	New Use of Land (Amusement Arcade)	876	100	C-1	N/A	Ingrassia, Frank
2026	5	19992		Franchise 47 PA VI, LLC	Delano Township	06-09-0134.000	06/01/26	Addition of Two (2) new dwelling units (apartments) to an existing apartment building	2858	100	R-3	30,000	Liriano, Domingo
2026	5	19993		Sandoe, Kenneth C.	Eldred Township	10-08-0002.004	06/02/26	Residential Addition	672	100	CR	65,000	Sandoe, Kenneth C.
2026	5	19994		Bennis, Thomas F	Middleport Borough	51-02-0204.000	06/02/26	Residential Addition	221	100	R-3	56,000	Bennis, Thomas F