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, SEPTEMBER 9, 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**

- July

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	Hetherington IV Subdivision	North Union Township	19-05-0044.001 19-05-0045.003	11/12/2026
4.2.2	Vesnefskie Major Subdivision 2023	Union Township	30-05-0063.100	12/9/2026
4.2.3	Kurtz Solar Final Land Development Plan	Washington Township	33-11-0001.003 33-11-0001.004	12/9/2026
4.2.4	Minor Subdivision Plan for Herring and Huber	Washington Township	33-11-0013.000	11/4/2026
4.2.5	Ronald K & Lucinda Z Martin Poultry Operation Land Development Plan	Barry Township	01-06-0060.000	12/9/26
4.2.6	Brent A & Heidi L Klock	Eldred Township	10-08-0035.001 10-08-0034.000	XXXXX

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

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

6. **County Governed Plans**

	Subdivision	Municipality	Tax Parcel Number(s)	Staff Recommendation	Reviewing Engineer	Action by PC No Later Than
6.1	Hetherington IV Subdivision (Plan Date: 03/20/2026, last revised 07/28/2026)	North Union Township	19-05-0044.001 19-05-0045.003	Conditional Final Plan Approval (Dec) Consideration of Waiver Request	County	TBD Pending Extension Decision
6.2	Dennis Nolt Ag Operation Final Land Development Plan (Plan Date: 04/24/2026, last revised 08/03/2026)	Washington Township	33-05-0028.000	Conditional Final Plan Approval (Dec)	WJP	09/09/26
6.3	Shandri Minor Subdivision Lot Annexation Final Plan (Plan Date: 07/17/2026)	Minersville Borough	52-02-0858.000 52-02-0858.001	Conditional Final Plan Approval (Dec)	County	11/10/26
6.4	Kurtz Solar Final Land Development Plan (Plan Date: 08/20/2025, last revised 01/26/2026)	Washington Township	33-11-0001.003 33-11-0001.004	Decommissioning Plan Approval, Gas Line Condition Response Review/Consideration	WJP	TBD Pending Extension Decision
6.5	Vesnefskie Major Subdivision 2023 (Plan Date: 01/24/2022, last revised 04/26/2026)	Union Township	30-05-0063.100	Discussion/Action on Requested Waiver	WJP	TBD Pending Extension Decision
6.6	Ronald K & Lucinda Z Martin Poultry Operation Land Development Plan (Plan Date: 05/14/2025, last revised 04/30/2026)	Barry Township	01-06-0060.000	Reconsideration of Conditions of Final Plan Approval	WJP	TBD Pending Extension Decision
6.7	Brent A & Heidi L Klock (Plan Date: 06/05/2026)	Eldred Township	10-08-0035.001 10-08-0034.000	Denial	County	10/6/26

7. **Act 247 Reviews**

7.1 **Plan Reviews** (See Attachments)

August

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.1	412 Broad Street 2 – Lot Subdivision	Butler Township	04-24-0082.000
7.1.2	Preliminary/ Final Land Development Plan Ground Mount Solar Array – Minersville Area School District	Cass Township	05-08-0054.000
7.1.3	Preliminary/ Final Subdivision Plan for Masser Ballay Enterprises LP.	Hegins Township	13-05-0091.000
7.1.4	Final Minor Subdivision/Annexation Plan of Joseph L. Jr. & Renea Kalbach	North Manheim Township	18-06-0038.001 18-06-0038.004
7.1.5	Final Minor Subdivision Plan for Annexation Masavi, LLC – Subdivision of Lot 223 of MB 11 – PG 9	Rush Township	25-22-0071.000
7.1.6	Preliminary/ Final Major Subdivision and Annexation Plan for Pupko - Benny	Rush Township	25-03-0044.005 25-03-0044.006 25-03-0045.002
7.1.7	Annexation Subdivision Plan For Consolidation Part of UPI#32-04-0078.000, Wildcat Camp Lots 248 and Lot 249	Walker Township	32-04-0078.000
7.1.8	Annexation Subdivision Plan For Consolidation Part of UPI#32-04-0078.000, Wildcat Camp Lots 253, 254 and 255	Walker Township	32-04-0078.000
7.1.9	LTN Development, LLC 8-Lot Subdivision	West Penn Township	37-07-0049.000 37-07-0049.001 37-07-0061.000 37-07-0061.004

September

	Subdivision	Municipality	Tax Parcel Number(s)
7.1.10	Alexis – Old Country Lane Minor Subdivision	East Brunswick Township	07-02-0021.000
7.1.11	Final Plan Arndt / Radke Minor Subdivision Lot Annexation	East Brunswick Township	07-11-0072.000 07-11-0072.001
7.1.12	Sketch Plan for Record Chad W. Richards & Jody L. Richards	Hegins Township	13-10-0047.013
7.1.13	Preliminary Land Development for Stanton Street Storage	North Manheim Township	18-09-0001.000

7.1.14	Final Plan Aungst Boundary Line Adjustment	Pine Grove Township	21-09-0003.000 21-09-0003.001
7.1.15	Final Plan Herring Lot Consolidation	Rush Township	25-17-0017.000 25-17-0031.000
7.1.16	Preliminary Subdivision and Land Development Plan for Hunter's View Subdivision	West Brunswick Township	35-08-0124.000
7.1.17	Preliminary/Final Land Development Plan for South Liberty Street	Orwigsburg Borough	56-01-0046.000
7.1.18	307 West Market Street Subdivision Final Plan	City of Pottsville	68-27-0333.003

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

8 **Project Review List** (See Attachments)

- August
- September

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

- July
- August

10. **Planning Director's Report**

11. **New Business**

- 2027 Planning Commission Schedule

12. **Adjournment**

Planning Commission
Schuylkill County
MINUTES – July 10, 2026

Commission Members Present: John Malinchok, Chairman; Jesse Fey, Vice Chairman; David Briggs; Gary Bender; Joseph Palubinsky

Commission Members Absent David Sattizahn; Nicholas Boyle; Mark Emerich

Press Attending: None

Guests: Heath Machamer; Michael Brinkash Sr; Marty Cerullo, Esq

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

Reviewing Engineers: Lisa Mahall, PE; Bill Parulis, P.E
*attended via ZOOM

The monthly meeting of the Schuylkill County Planning Commission was called to order by John Malinchok on Wednesday, July 8, 2026 at 6:32 PM. This meeting was held in person along with a virtual option using ZOOM.

CHANGES TO AGENDA

None

PUBLIC COMMENT

Carla Mae Carl, who is a neighboring property owner to the Martin Poultry Land Development in Barry Township, raised concerns regarding the project in Barry Township, specifically citing potential stormwater runoff, erosion and sedimentation impacts to her property and two farm ponds used for irrigation and emergency fire protection. She expressed concern that the project had proceeded without full compliance with required erosion and sedimentation controls and asked what corrective actions could be taken to prevent impacts to the adjoining agricultural property.

County representatives advised that an inspection of the site had been conducted earlier that day and that deficiencies with erosion and sedimentation controls had been identified. The property owner/developer had been contacted regarding the need for corrective action, and the Schuylkill Conservation District had also been notified and provided photographs from the inspection. It was explained that the Conservation District would conduct its own inspection and could involve the Pennsylvania Department of Environmental Protection, if necessary.

Additional discussion occurred regarding the design and capacity of the stormwater management basin and outlet pipe. County representatives explained that the approved stormwater system was designed to retain and restrict runoff so that post-development discharge would not exceed pre-development conditions but acknowledged that the site's current erosion and sedimentation controls required immediate attention.

Mrs. Carl also asked how Agricultural Security Area properties can be identified through County records. It was explained that the County parcel viewer is intended to display tax assessment parcels and does not identify Agricultural Security Area enrollment. Information regarding properties enrolled in Agricultural Security Areas may be obtained from the applicable municipality or the Schuylkill Conservation District.

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meetings held on May 13, 2026 and June 10, 2026 were approved by the Planning Commission.

MOTION: On the motion of Mr. Briggs, seconded by Mr. Fey, the Planning Commission unanimously approved the minutes from the May 13, 2026 and June 10, 2026 Planning Commission Meetings.

SPECIAL ACTION ITEM(S)

None

EXTENSION REQUESTS

None

CONSIDERATION OF FINANCIAL SECURITY

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR BIG B MANUAFACTURING

Upper Mahantongo Township

MOTION: On the motion of Mr. Bender, seconded by Mr. Palubinsky, the Planning Commission unanimously approved a partial release of $240,000 of the financial security.

COUNTY SUBDIVISION AND LAND DEVELOPMENT PLANS

Four plans were submitted to the Planning Commission.

MINOR SUBDIVSION LOT ANNEXATION PLAN CHARLIE M APANCO

Port Carbon Borough
59-04-0167.000
59-04-0170.000
Plan Date: 4/28/2026

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Briggs, the Planning Commission granted Conditional Final Plan Approval until October 14, 2026.

- 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). A draft deed was submitted and was reviewed by the Planning Commission Solicitor who is requesting the following corrections to the deed:

    1. Remove any reference to "consolidate" and replace with "annex" (i.e. "consolidation" to "annexation" OR "consolidated" to "annexed")
    2. Provide background information indicating that the current lot line between the two lots is being removed or erased. Place this prior to the new outbound description. Some whereas

clauses should be sufficient.

MINOR SUBDIVISION FINAL PLAN OF LANDS OF HENRY L & BRETT A STEHR

Eldred Township
10-08-0021.000
Plan Date: 4/01/2026

MOTION: On the motion of Mr. Fey, seconded by Mr. Briggs, the Planning Commission granted Conditional Final Plan Approval until October 14, 2026.

- Please show proposed driveway location (Section 1117).
- 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).
- 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).
- An easement agreement must be submitted for review and approval by the Planning Commission solicitor prior to Final Plan Approval (Section 504.H).

DENNIS NOLT AG OPERATION

Washington Township
33-05-0028.000
Plan Date: 4/24/2026

MOTION: On the motion of Mr. Fey, seconded by Mr. Briggs, the Planning Commission voted to not require the Landscape Plan.

A waiver request has been submitted in writing for Sections:

Section 302- To submit a Preliminary Plan for review and approval prior to the submission of the Final Plan.

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Briggs, the Planning Commission unanimously approved the modification request.

Section 703.D.1 – Requirement to provide complete Boundary lines of tract.

MOTION: On the motion of Mr. Fey, seconded by Mr. Palubinsky, the Planning Commission unanimously approved the modification request.

Section 1121.O.9 – Requirement for the basin bottom to be designed with a minimum slope of two (2) percent.

MOTION: On the motion of Mr. Bender, seconded by Mr. Briggs, the Planning Commission unanimously approved the modification request.

Washington Township
33-05-0028.000
Plan Date: 3/25/2026, last revised 5/13/2026

- Section 1121.H.2 – One-Foot Freeboard above the maximum 100-year water surface elevation.
- Section 1121.O.1 – Setbacks from property lines and buildings.
- Section 1121.O.2 – Basin Riser must have a one-foot freeboard to the elevation of the spillway.
- Section 1121.O.6 – Freeboard of emergency spillway to the berm (or surface) elevation of 1.5 feet.
- Section 1121.O.8 – Berm width to be 10 feet.
- Section 1121.O.9 – Basin bottom to have a minimum slope of 2%

MOTION: On the motion of Mr. Palubinsky, seconded by Mr. Bender, the Planning Commission unanimously approved 6 modification requests.

MOTION: On the motion of Mr. Bender, seconded by Mr. Fey, the Planning Commission granted Conditional Final Plan Approval until October 14, 2026.

ACT 247 REVIEWS

PLAN REVIEWS

County staff reviewed 5 plans for the May Planning Commission meeting cycle.

1. Final Plan Zitkus 22- 28 Mill Mountain Road Annexation, East Brunswick Township
2. Final Subdivision of Property of Brenda L. Hand, Glen A. Wolfe and Mark E. Wolfe, Hegins Township
3. Final Plan Heinbaugh Estate Subdivision, Wayne Township
4. Geisinger MOB Building Expansion Sketch Plan, West Brunswick Township
5. Major Subdivision Preliminary/ Final Plan Lands N/F C. & Sandra A. Troxell Minor Subdivision, West Penn Township

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

ORDINANCE REVIEWS

None

PROJECT REVIEW LIST

The Planning Commission members reviewed the June Project Review Report.

ZONING REPORT

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

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

	May	Year To Date
Number of Permits Requested	20	104
Total Fees Collected	$1,800	$10,550.

PLANNING DIRECTOR'S REPORT

None

NEW BUSINESS

The Planning Commission discussed proposed amendments to the County Zoning Ordinance, including emerging land uses not adequately addressed by the current ordinance. Staff recommended that the County consider a municipal curative amendment addressing data centers, battery energy storage systems, and ground-mounted solar energy systems. The curative amendment process would provide a defined 180-day period for preparation, review, public hearings, and adoption of amendments. Staff also recommended retaining professional zoning consulting assistance to support the process. Following discussion, the Planning Commission voted to recommend that the Board of Commissioners initiate a curative amendment addressing **data centers, battery energy storage systems, and both principal and accessory ground-mounted solar energy systems**.

MOTION: On the motion of Dave Briggs, seconded by Jesse Fee, the Planning Commission unanimously approved recommending that the Board of Commissioners pursue a curative amendment for the uses of data centers, battery energy storage systems, and both principal and accessory ground-mounted solar energy systems.

The Planning Commission also discussed a zoning amendment request submitted on behalf of Natural Coal Company involving approximately 1,168 acres proposed for rezoning from Conservation Mining (CM) to Industrial Commercial (IC) to allow warehouse development as a principal use. Discussion included the relationship of the request to surrounding zoning, potential spot-zoning concerns, and its inconsistency with the County Comprehensive Plan's future land use designation. The Planning Commission voted to recommend that the Board of Commissioners proceed with a public hearing on the requested zoning amendment.

MOTION: On the motion of Joe Palubinsky, seconded by Jesse Fey, the Planning Commission unanimously approved recommending that the Board of Commissioners proceed with a public hearing on the requested zoning amendment made by Natural Coal Company.

The Planning Commission then reviewed the Schuylkill County Responsible Infrastructure Development Plan and the draft Planning Commission comment letter. The Planning Commission agreed that the letter should acknowledge public comments previously received and reaffirmed its recommendation that the County undertake an update of the Comprehensive Plan, noting that the existing plan dates to 2006 and no longer accurately reflects current development and land-use conditions. The Planning Commission approved the comment letter with the discussed addition.

MOTION: On the motion of Jesse Fey, seconded by Dave Briggs, the Planning Commission unanimously approved sending the comments reviewed with the addition of acknowledging the public comment heard by the Planning Commission on the Responsible Infrastructure Development Plan.

ADJOURNMENT

There being no further business to discuss, on a motion by Mr. Palubinsky seconded by Mr. Briggs, the meeting was adjourned. The next scheduled meeting date is August 12, 2026.

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: HETHERINGTON IV SUBDIVISION

Parcel Number(s): 19-05-0045.003 & 44.001

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: JOSH HARENZA Company: NORTHEAST SURVEYORS LLC

Address: [redacted]

Email: [redacted] Phone: [redacted]

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

3

Name: RANDY PERRY Company: NORTHEAST SURVEYORS LLC

Address: [redacted]

Email: [redacted] Phone: [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: 8/12/2026

Requested Extension Date: 11/12/2026

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

5

I am requesting the extension because:

My plan was originally submitted on June 10, 2026. If my plan is not approved or given conditional approval on the August 12th meeting I will need additional time to satisfy the county engineers comments.

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:

Since I have received county engineer comments, I have added a approximate proposed driveway and area of limit of disturbance. I have added the agricultural nuisance note.

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.

Randall Perry
Printed Name

[redacted]

8/12/2026
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): 30-05-0063.100

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: [redacted]

Email: [redacted] Phone: [redacted]

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: [redacted]

Email: [redacted] Phone: [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: Current Time Extension Request Expires September 9, 2026.

Requested

Extension Date: December 9, 2026

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

5

I am requesting the extension because:

Additional time is requested in order to obtain a Letter of Credit.
Your consideration regarding this request is appreciated.

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:

All technical requirements have been met.

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

[redacted]
Signature

August 20, 2026
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: Kurtz Solar Project

Parcel Number(s): 33-11-0001.003 and 33-11-0001.004

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: Chad M Lello. PE Company: TRC

Address: [redacted]

Email: [redacted] Phone: [redacted]

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

3

Name: Chad M Lello. PE Company: TRC

Address: [redacted]

Email: [redacted] Phone: [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: 5/13/2026

Requested Extension Date: 12/9/2026

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

5

I am requesting the extension because:

We respectfully request your concurrence and approval of this extension to allow additional time to address the conditions of approval.

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: The developer is working to address the conditions of the approval.

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.

Chad M. Lello

Printed Name

[redacted]

Signature

8/4/2026

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

RECEIVED
AUG 24 2026
[redacted] 9:34

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: Minor Subdivision Plan for Herring and Huber

Parcel Number(s): 33-11-0013.000

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: Samuel Huber Company:

Address: [redacted]

Email: [redacted] Phone: [redacted]

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

3

Name: Roger Fry Company: Fry Surveying Inc.

Address: [redacted]

Email: [redacted] Phone: [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: 08.18.26

Requested Extension Date: November 4, 2026

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

5

I am requesting the extension because:

Provide additional information required by engineering review document from 8.18.26. SCCD submission and review will most likely not permit action at the October meeting.

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: Contacted PC solicitor to review easement agreement. Contacted SCCD to provide guidance on required information and submit plan for review.

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.

Samuel Huber

Printed Name

Samuel Huber [redacted]

Signature

08.20.26

Date

For Staff Only

Planning Commission Decision Date

☐ Approved ☐ Denied ☐ Tabled

Comments

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

RECEIVED
SEP - 2 2026

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: Ronald K & Lucinda Z. Martin Poultry Operation

Parcel Number(s): MAP PIN # 01-06-0060.000

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 X Developer's Agent

Name: Ronald K & Lucinda Z. Martin Company: Martin Poultry Operation

Address: [redacted]

Email: [redacted] Phone: [redacted]

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

3

Name: Charles J. Yourshaw P.E. Company: Yourshaw Engineering, Inc.

Address: [redacted]

Email: [redacted] Phone: [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: 10/28/25

Requested Extension Date: 12/9/26

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

5

I am requesting the extension because:

Requesting a time extensionAM WAITING ON PENN DOT FOR THR HOP APPROVAL

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:

Corrected the seeding on the site.

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.

Printed Name Charles J. Yourshaw P.E.

Signature [redacted]

Date 4/7/26

For Staff Only

Planning Commission Decision Date

☐ Approved ☐ Denied ☐ Tabled

Comments

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: September 9, 2026

Subdivision Name:	Hetherington IV Subdivision
Municipality:	North Union Township
Zoning District:	A-Agricultural
Intended Use:	Residential
Total Acres:	63.21
UPI Number:	19-05-0044.01 & 19-05-0045.003
Number of Lots:	1
Surveyor of Record:	Randall S. Perry,PLS/Northeast Surveyors, LLC
Date of Plan:	March 20, 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). *A waiver has been requested.*
2. 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). Please note that per County policy, the Planning Commission Solicitor is afforded at least one (1) week for review of submitted documents.

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

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

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: Dennis Nolt Ag Operation
Major Final Land Development Plan
Washington Township, Schuylkill County

PROJECT NO: 2602-2

DATE: August 28, 2026

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

. . . . . .

DESCRIPTION OF TRANSMITTED MATERIALS:

Reviewing Engineers Report for meeting date September 9, 2026.

SPECIAL INSTRUCTIONS:

For your consideration.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION
Meeting Date: September 9, 2026

Major Final Land Development Plan of:	Dennis Nolt Ag Operation
Municipality:	Washington Township
Zoning District:	A - Agricultural
Intended Use:	Ag – Poultry Operation
UPI Number(s):	33-05-0028.000
Number of Lots:	One
Engineer of Record:	NYE Consulting Services
Date of Plan:	April 24, 2026; Revised 8/3/26
Reviewed By:	WJP Engineers, 08/28/26

COMMENTS:

MATERIALS RECEIVED

Received via email, 08/24/26

- Preliminary / Final Major Land Development Plan Dennis Nolt Ag Operation by Nye Consulting Services, Sheets 1-17, as revised 08/03/26.
- PAG-02 NPDES PAC540188, issued 08/13/26

Project Scope and Location
The plan proposes a new poultry Operation inclusive of two poultry barns (63' x 500'), gravel driveway, gravel pads and associated stormwater management controls.

Zoning
The property is situated in the A-Agricultural District. Refer to Zoning Report.

Subdivision and Land Development Ordinance (SALDO)

Section 302 General – Procedures – The Plan is submitted as a Major Land Development Preliminary / Final Plan. The ordinance requires both Preliminary and Final Plan submissions and approvals for Major Land Development Plans. The plan contains a waiver note. A written waiver request letter is required. Considering the Scope of the project the waiver is recommended.

Waiver was granted by the Planning Commission 07/08/26. This plan is for final review.

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

A*dministratively Complete letter was issued 05/06/26.*

Section 703.D.1 – Boundary Lines of Tract – Requires the total tract boundary lines to be surveyed and described by bearings and distances. Survey by K.L. Bensinger includes the entire boundary of the referenced parcel, 33-05-0028. Note that the application incorrectly lists 33-05-0027. A waiver for the survey is not required for the plan.

Section 4.703.H – Erosion and Sediment Control Plan – *Erosion and Sediment Control / NPDES permit, PAG-02 NPDES No. PAC540188 was issued 08/13/26.*

Section 703.L – Landscaping Plan – Landscaping Plan can be required if the Planning Commission determines it is necessary. Planning Commission determined a plan is *not* required, 07/8/26.

Section 704.J – Highway Occupancy Permit (H.O.P.) – A new driveway is proposed. Comments on the driveway adequacy are included in Section 1117.

Driveway Permit from Washington Township was issued on 08/27/26.

Article 11, Design Standards

Section 1117 – Access Drives and Driveways – The plan proposes a new Driveway from the Township Road. The proposed grades on the driveway meet the requirements of the Ordinance.

Section 1119 – Water Supply – The plan indicates a proposed well will provide added water supply for the facility.

Section 1121 Stormwater Management

The Stormwater Management Plan complies with the Ordinance, with the following exceptions:

Section 1121.O.9 – Requires a slope on the bottom of the basin. Due to NPDES requirements for infiltration, the basin bottom must be level.

The Planning Commission approved the waiver 07/08/26.

Section 1121.P.4 – Requires a minimum pipe size of 15". The basin level spreader proposes a 12" Pipe.

The comment was adequately addressed and no change is needed.

Article 9 - Guarantee of Improvements Installation

Section 903 – Development Agreement – Agreement for the installation of Improvements to be required under the terms of this section.

Section 904 – Performance Guarantee – Security for the completion of improvements to be provided under this section.

Section 904.B – Amount of improvements to be 110% of the cost of the required improvements. The cost of improvements to be established by an estimate prepared by the developer's professional engineer, submitted for approval by the County.

Improvements to be included are all items covered by this ordinance and the NPDES Permit, Erosion and Sediment Controls, Post Construction Stormwater Facilities, as well as any paving etc. as related to stormwater control.

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: September 9, 2026

Subdivision Name:	Shandri Minor Subdivision Lot Annexation Final Plan
Municipality:	Minersville Borough
Zoning District:	C-1 Local Commercial
Intended Use:	Residential
Total Acres:	0.264
UPI Number:	52-02-0858.000 & 52-02-0858.001
Number of Lots:	2
Surveyor of Record:	Gary S. Ryan, PLS/WJP Engineers

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). Please note that per County Policy, The Planning Commission Solicitor is afforded at least one (1) week for review of submitted documents. (Section 504.J.3)

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

This plan complies with Schuylkill County Zoning Ordinance.

December 1, 2025

Decommissioning Plan

Kurtz Solar Project - CVE US PA Pine Grove 186 and 364 LLC



Wolfes Road, Pine Grove, PA

CVE US Pine Grove 186 & 364 LLC

CVE North America Inc.

[redacted]

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1. Introduction:

CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC are limited liability companies owned by CVE North America, a solar developer located in New York State. CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC, and CVE by extension, are proposing to construct and operate a 4 MWAC solar site that will be called the Kurtz Solar Project. This project will be located on Wolfes Road, Pine Grove, PA and will operate for a proposed lifespan of 30 - 35 years.

Currently, the site of the project is used for minor agricultural purposes. After construction is completed, this site will include an array of solar panels and all necessary supporting equipment. This includes but is not limited to a perimeter fence, a gravel access road, reinforced concrete equipment pads, electrical equipment such as power inverters and switchboards, solar module racking, and electrical wiring.

The purpose of this document is to outline the decommissioning activities CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC and thus CVE plan to complete upon the end of the project lifespan, or another event that is grounds for decommissioning. These activities, outlined below, include but are not limited to the procedure for removal of all on-site equipment and the restoration of the site to pre-construction conditions.

In order to ensure the township of Washington that these decommissioning activities are adequately funded in any possible case where decommissioning is triggered, a bond of [bond/security amount] will be given to the town prior to the start of construction. This amount, calculated as shown in Exhibit A of this document, has been shown to be enough to cover the estimated costs for the equipment decommissioning of this site and was agreed upon by both parties. Should CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC not fulfill their obligation to adequately decommission this site in accordance with the terms in the bond agreement, Washington Township has the right to use these funds to complete the decommissioning of the site. Once the town has declared the site adequately decommissioned, the remaining funds from the bond will be returned to CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC.

2. Decommissioning Rules:

CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC recognize there are multiple triggers that are grounds for decommissioning this project. These triggers include:

- Abandonment of the project – where project is not generating electricity or under any form of construction/remediary maintenance for 12 months or more.
- Construction is never started or remains unfinished
- End of project lifespan – starting from the first date of commercial operation

For any of these triggers, CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC is responsible for beginning the decommissioning process. As aforementioned, if CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC cannot or does not start this process in a timely manner, specifically within a period of 12 months or more, Washington Township will use the financial security associated with this project to fund decommissioning activities.

In any case, the decommissioning of this project will require notification of all interested parties before the start of these activities. Each of these parties will also be contacted prior to the start of construction and offered a

copy of the decommissioning plan. Any changes made to this plan over the course of the project lifespan will require CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC to notify all of these parties. The interested parties include:

- Tom Kurtz and Grant Kurtz, Landowner
- CVE North America
- Washington Township Planning Dept.
- Schuylkill County Planning Department

3. System Decommissioning:

Due to the project's location, amongst other factors, decommissioning of this project will begin with application for any decommissioning permits required by Washington Township Zoning Code. These permits must be applied for and granted by the appropriate bodies/agencies before the start of decommissioning activities.

Because a significant amount of the equipment and materials on-site will be salvageable at the end of the project timeline, this will be the most desirable option when CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC is decommissioning this project. For equipment that cannot be salvaged, the next most desirable option will be to recycle or reuse these materials elsewhere. If neither of these options is applicable, the equipment in question will be disposed of at appropriate facilities. During the decommissioning process, CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC plans to take measures to ensure that no damage is done to the site or equipment as a result of decommissioning activities, including ensuring that wetlands on or near the site will not be disturbed in any way during this process. This outlines the general strategy that will be used when decommissioning this site. The remainder of this section will focus on specific equipment types and how this strategy will be applied to each one.

3a) PV Modules:

The PV modules on site will be properly removed from their racking and transported off site. They will either be tested for reuse or brought straight to a recycling facility equipped to recycle PV solar modules. The details surrounding this testing and recycling process will be determined at or near the time of decommissioning.

3b) Electrical Equipment:

All electrical equipment on site will be removed from concrete equipment pads or other locations and disposed of at the proper facilities. This equipment includes but is not limited to power inverters, other power converters, switchboards, transformers, meters, and combiner boxes. It does not include electrical wiring.

3c) Electrical Wiring:

All wiring will be removed from the site and recycled at appropriate facilities. This includes all DC wiring and conduit, all underground AC wiring, and all above ground AC wiring and conduit up until the point of interconnection.

3d) Concrete Pads:

All concrete pads will be broken down and excavated. This includes any rebar, bolts, or other materials used to reinforce the concrete. All clean concrete will be broken down further to be reused on another site or future projects. The remaining concrete and materials will be disposed of at appropriate facilities.

Any disturbance to the land created as a result of excavation will be backfilled with locally sourced soil similar to the soil on site, in an attempt to restore pre-construction conditions at the pad locations.

3e) Racking and Fencing:

All racking and fencing will be properly disassembled on site and either recycled or properly disposed of. This includes any piles, posts, screws, footings, or other structure that supported the racking or fencing on site.

3f) Access Road:

The landowner has the option to request that the gravel access road is left on site after decommissioning, should they want to use it for a future project or for personal use. If this is not requested, all material used for the construction of this road will be excavated and removed from the site. Clean material will be reused elsewhere, and the remaining materials will be properly disposed of at appropriate facilities.

Any disturbance to the land created as a result of excavation will be backfilled with locally sourced soil similar to the soil on site in an attempt to restore pre-construction conditions along the former access road.

4. Site Restoration:

After equipment removal has been completed, important measures will be taken by CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC to restore the site to pre-construction conditions. This includes but is not limited to filling any disturbed areas with locally sourced soil similar to the soil on site, reseeding disturbed areas and restoring vegetation, removing vegetative screening (upon landowner request), and restoring stormwater management to pre-construction condition. Any erosion or sediment control will remain in place until the restored site has achieved the necessary level of stabilization.

5. Decommissioning Schedule:

In the following table, a rough schedule for decommissioning activities is shown.

Activity	Timeline
Panel, above ground conductor, and equipment removal	During Months 1-2
Racking removal	During Months 2-3
Concrete pad removal	During Months 3-4

Below grade conductor removal	During Months 4-5
Fence removal	During Month 5
Access road removal	During Months 5-6
Active site restoration (not including time needed for vegetation to grow)	During Months 6-7

Keep in mind that this table does not include time needed for proper notifications and other considerations not involved with equipment removal and active site restoration.

6. Conclusion:

As CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC approaches the construction of this project, it is important to keep in mind that the town and any other interested parties should be contacted about any difficulties or issues encountered that would cause changes to this decommissioning plan. In addition, this plan must be agreed upon by all parties prior to the issuance of any construction permits. Discussions about possible edits and revisions to this plan should be had throughout the lifespan of the project, primarily between CVE US Pine Grove 186 LLC and CVE US Pine Grove 364 LLC and Washington Township.

Appendix A - Cost Estimate

Shown below is the summary for the cost estimate of decommissioning this site. Note that the price and salvage values are totals for each line item.

Item	Amount	Unit	Cost	Salvage Value	Net Cost
Modules	6214	EA	$ 51,058.37	$ -	$ 51,058.37
Racks	239	EA	$ 13,164.92	$ 21,028.18	$ (7,863.26)
Inverters	24	EA	$ 4,206.00	$ -	$ 4,206.00
Transformers	2	EA	$ 1,402.00	$ -	$ 1,402.00
Switchboards	2	EA	$ 1,402.00	$ -	$ 1,402.00
DC String/Rack Wiring	0	LF	$ 7,249.67	$ 5,971.27	$ 1,278.40
DC Wiring	0	LF	$ -	$ 1,644.08	$ (1,644.08)
AC Wiring	0	LF	$ -	$ 501.55	$ (501.55)
Utility poles	6	EA	$ 7,500.00	$ -	$ 7,500.00
Equipment Pads	2	EA	$ 5,288.00	$ -	$ 5,288.00
Rack Foundations	956	EA	$ 18,957.48	$ 9,321.00	$ 9,636.48
Fence removal	3000	LF	$ 9,540.00	$ 216.96	$ 9,323.04
Seeding	20	AC	$ 4,000.00	$ -	$ 4,000.00
Silt Fence	5000	LF	$ 13,750.00	$ -	$ 13,750.00
Wetland Fence	0	LF	$ -	$ -	$ -
Soil import	0	CY	$ -	$ -	$ -
Access Road	1000	CY	$ 18,000.00	$ -	$ 18,000.00
Grading	2	Day	$ 4,800.00	$ -	$ 4,800.00
		TOTAL:	**$ 160,318.43**	**$ 38,683.03**	**$ 121,635.40**

Factor of Safety:	15%
Present Day $ Total:	**$ 139,880.71**
Inflation rate:	2.0%
Lifespan in years:	30
Cost at time of decommissioning:	**$ 253,374.54**

From: Steven ENGELMANN
To: Smith, Susan
Cc: Lello, Chad; Haight, Shannon
Subject: Kurtz Solar Project - Gas Company Approval for Kurtz Solar Project Construction
Date: Monday, August 3, 2026 2:34:44 PM
Attachments: Outlook-tmz4hgkn.png
Outlook-a2onhlgb.png
Outlook-1vf0ezkp.png
Outlook-31jmet4p.png
Outlook-ri0uds0g.png
Outlook-lq45lk0s.png

**EXTERNAL EMAIL This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **

Hello Susan,

I'm actively working through the list of conditions we need to meet for SALDO approval based on the Planning Commission Conditional Approval. One of these conditions is contacting the gas utility provider to identify any concerns related to the existing gas line during construction and any applicable restrictions. Please find the written response below from Energy Transfer which addresses the concerns and provides details on how the developer needs to address the construction process.

Please let me know if you have any questions and please confirm this satisfies the Planning Commission's requirement for the approval from and coordination, we will have with the pipeline company.

Thank you and best regards,

Steven Engelmann
Senior Business Developer

From: SCHNECK, DEBRA A [redacted]
Sent: Wednesday, May 20, 2026 9:22 AM
To: Steven ENGELMANN [redacted]
Cc: Ruszkay, John [redacted] Stoner, Timothy D [redacted]; Cabral, Jorge M [redacted]
Subject: FW: Kurtz Solar Project #2026 0514 0776

Warning: This email is from someone outside of your organization. Do not click on links or open attachments if you do not know the sender and are unsure of the content.

Good Morning Steven,

Our engineer, John Ruszkay, reviewed your plans, and as long as there is no work within 20’ of

our pipeline, you are cleared with Energy Transfer/Sunoco Pipeline. If you have any equipment that will be crossing the pipeline, we will need a list of the vehicle types and weights so he can determine whether extra protection would be needed for heavy equipment to cross over the line.

Please be sure to place a routine 811 call before any work begins. Our pipeliner, Tim Stoner, will need to be on-site for any work that is within 20' of the pipeline.

If you have any questions, please contract John Ruszkay at [redacted]

Thank you,

Deb Schneck
Analyst -Encroachments
Energy Transfer/Sunoco Pipeline
[redacted]

From: SCHNECK, DEBRA A
Sent: Tuesday, May 19, 2026 10:25 AM
To: Steven ENGELMANN [redacted]
Cc: Ruszkay, John [redacted]; Stoner, Timothy D [redacted]
Subject: Kurtz Solar Project #2026 0514 0776

Good Morning Steven,

Thank you for submitting information for the Kurtz Solar Project, located in Schuylkill CO, PA. Number [redacted] has been assigned to the project file. Please include this number in the subject line of any future emails or correspondence for this project.
Sunoco has a 14" pipeline in the area. I have attached a map to give you *an idea* of where we are located in regards to the project, along with, our General Guidelines. When available, we will need a PDF of your construction plans emailed to me for our engineer for review . ***The information already provided has been sent to our engineer for review.**

Please be sure to include the following elements from the Guidelines:

1. General Information:

- The Pipeline shall be clearly depicted and labeled throughout the Plans and Drawings as:
    - "Sunoco 14" Pipeline"
- The Pipeline Right-of-Way width shall be clearly depicted and labeled as fifty feet (50') in width, the centerline of which is the existing pipeline (unless otherwise determined by SPLP's Right-of-Way Department).
- Please submit a profile drawing of each crossing, showing at least 2' of separation for open trench installation. *For boring or HDD installations – please see the attached Guidelines
- We will need information on the method of boring and profile drawings showing 3 feet of separation for an auger bore, 5 feet of separation for HDD along with an observation pit over the pipeline on the entry side of HDD or auger bore.
- For access drives, please provide a grading plan showing the cover over our line (including our depth) and paving plan if applicable

2. Pipeline Depth Verification and Location Information:

- **Please contact Tim Stoner @** [redacted] to make arrangements for obtaining the pipeline depth(s) and verifying the pipeline location(s).
- SPLP's inspector will verify the depth of the pipeline at any proposed utility crossing, both sides of a proposed road crossing, locations of proposed grade cuts and fills and any other critical location. The location of the pipeline, test pits and related pipeline depths shall be surveyed and accurately depicted on the project plans.
    - Please include the name of the Sunoco Representative that was on site when the pipeline was located and the date the depth(s) were obtained on the plans.
        - Please be advised, if depth(s) are unable to be obtained by line locator, potholing may be required at the contractor's expense.

In addition, please list the following contact information on the plans:

- SPLP Construction Contact number: Tim Stoner/Montello Field Office [redacted]
- Sunoco Pipeline Emergency Contact number: Montello [redacted]

If any heavy equipment will be crossing or used within the vicinity of our pipeline(s), please provide a list of the equipment types and the vehicle weights for our engineer to review.

No work may take place within the Sunoco right-of-way until plans have been reviewed, and you have received written permission from our Right-of-Way Department to proceed.

A Sunoco pipeliner must be onsite whenever you are working within 25' of our pipeline.

Your file has been forwarded to our engineer, John Ruszkay. He will be your main contact going

forward. If you have any questions please contact him at [redacted] or email: [redacted] Please cc: me on all emails.

Thank you,

Deb Schneck
Analyst -Encroachments
Energy Transfer/Sunoco Pipeline
[redacted]

From: Bill Parulis
To: Smith, Susan
Subject: RE: CVE Kurtz
Date: Tuesday, August 25, 2026 11:36:22 AM

**EXTERNAL EMAIL This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **

The cost estimate was reviewed and accepted previously, but the engineer's seal was needed. This submission includes the seal and signature.

Based on the Pipeline Company comments, our recommendation would be for the line to be field marked on the property and shown on the plan, as indicated Sunoco 14" pipeline.

The plan lists the right-of-way aa 40', so the site fence may be within the 25' mentioned in the inspection requirements.

The information on contacting Sunoco should be added to the plan so the site contractor is aware of it.

Bill

William J. Parulis, P.E., P.L.S.
WJP Engineers
1406 Laurel Boulevard
Pottsville, PA 17901
570-622-4550
570-628-4445 (Fax)
[redacted]
www.wjpengineers.com

From: Smith, Susan <SSMITH@SchuylkillCountyPA.Gov>
Sent: Monday, August 24, 2026 4:38 PM
To: Bill Parulis [redacted]
Subject: CVE Kurtz

Bill:

Can you please review the attached correspondence that Steven Englemann from CVE Kurtz sent regarding the gas pipelines and let me know if you have any comments on it? Also, I'm attaching a Cost Estimate that is dated from January but was just sent to me in August. I thought we had squared away the CE but maybe I'm missing something.

Also, on the Decommissioning Plan – given the new state legislation, I'm asking Shelby for an opinion as to what, if any, impact that new law will have on the Decommissioning Plan that they provided to us.

Susan

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: September 3, 2026

COPIES: **Sent via Email**
Lisa Mahall, P.E.
Sevie Yeneshosky
Janelle Wilde, SCD
Stephanie Lubinsky, SCD
Mike Koles, SCD
Charles Yourshaw, P.E.
Ronald & Lucinda Martin, Owners
FileTRANS-08

. . . . . .

DESCRIPTION OF TRANSMITTED MATERIALS:

WJP Engineers Inspection Report No. 5, dated September 2, 2026 for Martin Poultry Operation.

SPECIAL INSTRUCTIONS:

For your consideration

From: Caleb Vesnefskie
To: Smith, Susan
Subject: Vesnefskie Subdivision waiver Request
Date: Thursday, August 20, 2026 11:25:09 AM
Attachments: AALo6JCvJPWlpEnjS1miNtLBrO62_Vesnefskie waiver Request.pdf

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Hi i attached the letter we talked about yesterday for the September meeting. Thank you caleb





Yahoo Mail: Search, Organize, Conquer

To whom it may concern,

We are writing to request a waiver as part of our proposed subdivision of the land our home currently resides on. We currently own 18.19 acres at the top of 9th Street in Ringtown at the end of the Cul de Sac. We have been attempting to subdivide this land over the last 5 years into 3 total lots (our own 5 acres where our house resides, an additional 0.77-acre lot, and the remaining 12.42 acres as the remaining lot). Due to our house currently residing on a large amount of acreage, we were unable to obtain a fixed rate mortgage due to no other local comparable properties (after two separate reviews by two separate banks). We need our house to be on a smaller lot to be in line with other local properties to be able to change to a fixed rate mortgage. In addition to this barrier, we would like the ability to allow my mother to move closer to us on the 0.77-acre lot if she desires in the future. The remaining 12.42 acres are currently leased to a local farmer that produces soybeans and corn. We plan to continue the lease and farm the remaining (and majority) of the land.

We are requesting to be able to complete the subdivision as proposed without a "developer agreement" or "financial security" as we may not ever develop the land any further. We are only asking for the 0.77-acre lot to be able to be built on in the future at this time. We ask that the construction improvements be deferred until (or if) the 0.77-acre lot is sold. The remaining acreage (3rd lot/12.42 acres) can be specified as farmland only.

Thank you for your consideration in the above,
Jeanne and Caleb Vesnefskie

[redacted]

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: 5 Date: September 2, 2026

Time In: 3:15 p.m. Time Out: 4:00 p.m.

Photos Taken: X Yes (13 Total) ___No Weather: 70° Raining

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

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

Other Attendees: Ron Martin, Owner

Next Inspection Due: As Requested

Description of work being performed and observations:

1) County requested Inspection.

2) Project substantially complete, 90%.

3) H.O.P. is an outstanding issue. Owner's engineer working on resubmission.

4) Notified owner that County needs extension request this week.

5) Items remaining: Stabilize access road around project, plan calls for grass.

6) Remove E&S Controls where not needed.

7) Assume 70% green cover will be accomplished this fall.

WJP Engineers

[redacted]

Richard N. Yutko, P.E.

Site Contact: Charles J. Yourshaw, P.E.
Yourshaw Engineering

[redacted]



1) Pond Area Well Established



2) Pond Area Well Established



3) Pond Area Well Established



4) Outlet Area of Stormwater



5) Outlet Area of Stormwater



6) General Site Stable



7) Area Between Buildings Stable



8) By Pass Swale



9) Area Behind Buildings Need Stabilization



10) Outlet Area / Work Required



11) Outlet Area / Work Required



12) Outlet Work Area



13) Excess Topsoil for Touch-up



14) Pond Outlet / Work Required



15) Outlet Area of By Pass Swale

REVIEWING ENGINEERS REPORT
SCHUYLKILL COUNTY PLANNING COMMISSION

Meeting date: August 12, 2026

Subdivision Name:	Final Minor Subdivision Plan of Brent A. & Heidi L. Klock
Municipality:	Eldred Township
Zoning District:	A-Agricultural
Intended Use:	Residential
Total Acres:	28.80
UPI Number:	10-08-0034.000
Number of Lots:	2
Surveyor of Record:	Mark J. Brinkash/Brinkash & Associates, Inc.
Date of Plan:	June 5, 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).
3. An easement agreement must be submitted for review and approval by the Planning Commission solicitor prior to Final Plan Approval (Section 504.H).
4. A modification request has been submitted for the width of the proposed right-of-way in one section as shown on sheet 2 of the plan.

SCHUYLKILL COUNTY ZONING OFFICER'S REPORT:

The plan does not comply with the Zoning Ordinance for the following reasons:

1. The proposed subdivision would create an access easement serving the residue parcel over proposed Lot 1. The easement would extend from Taylorsville Mountain Road along the existing "pole" portion of Lot 1 and continue along the existing gravel/dirt driveway to the residue parcel.

2. Section 801.A.1.j of the Schuylkill County Zoning Ordinance requires an access easement to have a minimum width of 33 feet. The exception permitting a minimum width of 25 feet applies only to an existing easement. Although the driveway physically exists, it presently lies within and serves a single parcel and is not an

existing access easement. The access easement would be newly created by the proposed subdivision.

3. The plan indicates that a portion of the proposed access easement is approximately 30 feet wide near the intersection of the pole and flag portions of proposed Lot 1. Therefore, the proposed easement does not comply with the minimum 33-foot width required by Section 801.A.1.j.

4. A Solicitor's Advisory Opinion was requested regarding the applicability of the existing-easement exception. The Solicitor concurred that the proposed subdivision creates a new easement across Lot 1 for the benefit of the residue parcel and that the exception applicable to an existing easement does not apply. Accordingly, zoning relief from the Schuylkill County Zoning Hearing Board is required unless the plan is revised to provide the required 33-foot easement width.

5. The applicant's requested modification from the similar easement-width requirement of the Subdivision and Land Development Ordinance would not resolve the separate deficiency under the Zoning Ordinance. The plan should not be approved unless and until the proposed access easement is revised to comply with Section 801.A.1.j or the required zoning relief is granted.

Schuylkill County Planning, Zoning, & GIS
401 N 2nd St
Pottsville, PA 17901
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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 6, 2026

Butler Township
211 Broad St
Ashland, PA 17921

SUBJECT: **Act 247 Plan Review**

Plan Name:	412 Broad Street 2 – Lot Subdivision
Owner(s)/Applicant(s):	CLA/RE Inc.
Tax Parcel Number(s):	04-24-0082.000
Plan Date:	7/21/2026
Date Received:	8/03/2026

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 originally scheduled to be considered for endorsement by the Schuylkill County Planning Commission at their August 12, 2026, meeting, however, due to a cancellation of that meeting, it will instead be placed on the agenda for their next meeting.**

PROJECT INFORMATION

Location	412 Broad Street
Zoning District(s)	R-3 (High Density Residential District)
Water	N/A
Sewer	N/A
Present Use	Vacant
Proposed Use	Residential
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the existing lot, creating two lots intended for future residential development.

Susan A. Smith
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Marc Gaeta
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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. **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.

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
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Pottsville, PA 17901
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Office Fax: 570.628.1005

August 6, 2026

Cass Township
1209 Valley Rd
Pottsville, PA 17901

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary/ Final Land Development Plan Ground Mount Solar Array – Minersville Area School District
Owner(s)/Applicant(s):	Quandel Construction Group LLC
Tax Parcel Number(s):	05-08-0054.000
Plan Date:	7/30/2026
Date Received:	8/03/2026

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 originally scheduled to be considered for endorsement by the Schuylkill County Planning Commission at their August 12, 2026, meeting, however, due to a cancellation of that meeting, it will instead be placed on the agenda for their next meeting.**

PROJECT INFORMATION

Location	40 High School Lane
Zoning District(s)	IST (Institutional District)
Water	Existing public
Sewer	Existing public
Present Use	School
Proposed Use	School
Number of New Lots	0
Proposed Non-Residential Building Area	~80,000 SF

The purpose of the plan is the construction of a ground mounted solar array and associated improvements.

Susan A. Smith
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Severine Yeneshosky
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COMMENTS

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

2. **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.

3. **Waiver:** It appears that the applicant has requested modifications from your 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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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 3, 2026

Hegins Township
421 S Gap St
Valley View, PA 17983

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary/ Final Subdivision Plan for Masser Ballay Enterprises LP.
Owner(s)/Applicant(s):	Masser Ballay Enterprises LP.
Tax Parcel Number(s):	13-05-0091.000
Plan Date:	5/04/2026
Date Received:	8/03/2026

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 originally scheduled to be considered for endorsement by the Schuylkill County Planning Commission at their August 12, 2026, meeting, however, due to a cancellation of that meeting, it will instead be placed on the agenda for their next meeting.**

PROJECT INFORMATION

Location	125 N Good Spring Street
Zoning District(s)	S-2 (Special Purpose Agricultural Area)
Water	Proposed on-lot
Sewer	Proposed on-lot
Present Use	Agricultural
Proposed Use	Agricultural, Residential
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the lot. A residential development is proposed for the existing lot, and the new lot is proposed for agricultural use.

Susan A. Smith
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Severine Yeneshosky
Administrative Secretary
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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 Approval 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. **Water:** It appears that this plan proposes an on-lot water supply. The property owner must maintain compliance with applicable DEP regulations.

5. **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
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Office Fax: 570.628.1005

July 13, 2026

North Manheim Township
303 Manheim Road
Pottsville, PA 17901

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Minor Subdivision/Annexation Plan of Joseph L. Jr. & Renea Kalbach
Owner(s)/Applicant(s):	Joseph L. Kalbach, Jr., Renea Kalbach
Tax Parcel Number(s):	18-06-0038.001, 18-06-0038.004
Plan Date:	5/20/2026
Date Received:	7/08/2026

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 originally scheduled to be considered for endorsement by the Schuylkill County Planning Commission at their August 12, 2026, meeting, however, due to a cancellation of that meeting, it will instead be placed on the agenda for their next meeting.**

PROJECT INFORMATION

Location	53 East Second Mountain Road
Zoning District(s)	R-1 (Low Density Residential District), I (Industrial District)
Water	Existing on-lot
Sewer	Existing on-lot
Present Use	Vacant, Residential
Proposed Use	Vacant, Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to annex a portion of the vacant parcel to the residential parcel. No new development is proposed by the plan. The residue lot will remain vacant.

Susan A. Smith
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Severine Yeneshosky
Administrative Secretary
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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.

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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Office Fax: 570.628.1005

August 3, 2026

Rush Township
104 Mahanoy Ave
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Minor Subdivision Plan for Annexation Masavi, LLC – Subdivision of Lot 223 of MB 11 – PG 9
Owner(s)/Applicant(s):	Mario Loduca, Salvatore Loduca, Vito Basile
Tax Parcel Number(s):	25-22-0071.000
Plan Date:	6/29/2026
Date Received:	7/29/2026

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 originally scheduled to be considered for endorsement by the Schuylkill County Planning Commission at their August 12, 2026, meeting, however, due to a cancellation of that meeting, it will instead be placed on the agenda for their next meeting.**

PROJECT INFORMATION

Location	Lincoln Drive between Grove and Mariner Street
Zoning District(s)	R-4 (Medium to High Density Suburban Residential/ Commercial District)
Water	Proposed public
Sewer	Proposed public
Present Use	Vacant
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the middle lot and annex portions of it to the two surrounding lots which are proposed for residential developments.

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Severine Yeneshosky
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COMMENTS

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

3. **Water:** It appears that this plan proposes a connection to a public water supply. We recommend that the municipality 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.

4. **Sewer:** It appears that this plan proposes a connection to a public sewer system. We recommend the municipality receive a letter from the governing sewer authority.

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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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 3, 2026

Rush Township
104 Mahanoy Avenue
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary/ Final Major Subdivision and Annexation Plan for Pupko - Benny
Owner(s)/Applicant(s):	Holly G. Pupko, Holly Marie Richmond, Robert J. Pupko, Joseph C. Benny Jr.
Tax Parcel Number(s):	25-03-0044.005, 25-03-0044.006, 25-03-0045.002
Plan Date:	6/19/2026
Date Received:	7/24/2026

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 originally scheduled to be considered for endorsement by the Schuylkill County Planning Commission at their August 12, 2026, meeting, however, due to a cancellation of that meeting, it will instead be placed on the agenda for their next meeting.**

PROJECT INFORMATION

Location	166 East Main Street
Zoning District(s)	R-1 (Low Density Residential District), R-3 (Medium Density Residential District)
Water	Existing on-lot
Sewer	Existing on-lot
Present Use	Vacant, Residential
Proposed Use	Residential
Number of New Lots	2
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the vacant lot and annex portions of it to the two existing residential lots.

Susan A. Smith
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Severine Yeneshosky
Administrative Secretary
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COMMENTS

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

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

July 14, 2026

Walker Township
9 Township Road
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

Plan Name:	Annexation Subdivision Plan For Consolidation Part of UPI#32-04-0078.000, Wildcat Camp Lots 248 and Lot 249
Owner(s)/Applicant(s):	Wildcat Development GP, LLC
Tax Parcel Number(s):	32-04-0078.000
Plan Date:	6/22/2026
Date Received:	7/02/2026

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 originally scheduled to be considered for endorsement by the Schuylkill County Planning Commission at their August 12, 2026, meeting, however, due to a cancellation of that meeting, it will instead be placed on the agenda for their next meeting.**

PROJECT INFORMATION

Location	North of the intersection of Whitetail Crossing and Grouse Ridge Roads
Zoning District(s)	R-3 (Medium Density Residential District)
Water	N/A
Sewer	N/A
Present Use	Vacant
Proposed Use	Vacant
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to combine two lots into one. No new development is proposed.

Susan A. Smith
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COMMENTS

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2. **Waiver:** 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.

3. **Editorial:** Parcel 32-01-0247.000, to the right of the subject lot, has an extra digit.

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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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

July 13, 2026

Walker Township
9 Township Road
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

Plan Name:	Annexation Subdivision Plan For Consolidation Part of UPI#32-04-0078.000, Wildcat Camp Lots 253, 254 and 255
Owner(s)/Applicant(s):	Wildcat Development GP, LLC
Tax Parcel Number(s):	32-04-0078.000
Plan Date:	6/22/2026
Date Received:	7/02/2026

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 originally scheduled to be considered for endorsement by the Schuylkill County Planning Commission at their August 12, 2026, meeting, however, due to a cancellation of that meeting, it will instead be placed on the agenda for their next meeting.**

PROJECT INFORMATION

Location	Corner of Overlook Drive and Whitetail Crossing Road
Zoning District(s)	R-3 (Medium Density Residential District)
Water	N/A
Sewer	N/A
Present Use	Vacant
Proposed Use	Vacant
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to annex three lots into one. No development is proposed by the plan.

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COMMENTS

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2. **Waiver:** 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

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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 6, 2026

West Penn Township
27 Municipal Rd
New Ringgold, PA 17960

SUBJECT: **Act 247 Plan Review**

Plan Name:	LTN Development, LLC 8-Lot Subdivision
Owner(s)/Applicant(s):	LTN, LLC
Tax Parcel Number(s):	37-07-0049.000, 37-07-0049.001, 37-07-0061.000, 37-07-0061.004
Plan Date:	4/08/2025
Date Received:	8/03/2026

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 originally scheduled to be considered for endorsement by the Schuylkill County Planning Commission at their August 12, 2026, meeting, however, due to a cancellation of that meeting, it will instead be placed on the agenda for their next meeting.**

PROJECT INFORMATION

Location	Penn Drive, east of Villas Xing
Zoning District(s)	AG (Agricultural District), HC (Highway Commercial District)
Water	Proposed on-lot
Sewer	Proposed on-lot
Present Use	Agricultural
Proposed Use	Agricultural
Number of New Lots	4
Proposed Non-Residential Building Area	N/A

The intent of the plan is to annex the four lots and then subdivide them to create 8 lots for agricultural use.

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Severine Yeneshosky
Administrative Secretary
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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. **Waiver:** It appears that the applicant has requested modifications from your 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)

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

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

6. **Lot Access:** A Highway Occupancy Permit application must be submitted to the appropriate state or local department for review prior to construction. Section 508.6 of the PA Municipalities Planning Code states, in part, “No plat which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 known as the State Highway Law before any driveway access to a State highway is permitted.”

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

Respectfully,

Marc Gaeta

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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

September 3, 2026

East Brunswick Township
35 W Catawissa St
New Ringgold, PA 17960

SUBJECT: **Act 247 Plan Review**

Plan Name:	Alexis – Old Country Lane Minor Subdivision
Owner(s)/Applicant(s):	Joan E. Golden-Alexis, Daniel V. Alexis
Tax Parcel Number(s):	07-02-0021.000
Plan Date:	1/07/2026
Date Received:	9/2/2026

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 September 09, 2026, meeting.**

PROJECT INFORMATION

Location	83 Old Country Lane
Zoning District(s)	WC (Woodland Conservation District)
Water	Existing on-lot
Sewer	Existing on-lot
Present Use	Residential
Proposed Use	Residential
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the existing parcel. Each lot will have an existing residential building with on-lot water and sewer. No new development or change of use is proposed.

Susan A. Smith
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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.

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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Office Fax: 570.628.1005

August 27, 2026

East Brunswick Township
35 W Catawissa St
New Ringgold, PA 17960

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Plan Arndt / Radke Minor Subdivision Lot Annexation
Owner(s)/Applicant(s):	Karla J. Radke, Scott J. Radke, Kenneth C. Arndt, Elaine Arndt
Tax Parcel Number(s):	07-11-0072.000, 07-11-0072.001
Plan Date:	7/16/2026
Date Received:	8/12/2026

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 September 09, 2026, meeting.**

PROJECT INFORMATION

Location	75 Scenic Mountain Road
Zoning District(s)	RR (Rural Residential District)
Water	Existing on-lot
Sewer	Existing on-lot
Present Use	Agricultural, Residential
Proposed Use	Agricultural, Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to adjust the boundary line shared by the two parcels. No development or change of use is proposed.

Susan A. Smith
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COMMENTS

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

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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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

September 3, 2026

Hegins Township
421 S Gap St
Valley View, PA 17983

SUBJECT: **Act 247 Plan Review**

Plan Name:	Sketch Plan for Record Chad W. Richards & Jody L. Richards
Owner(s)/Applicant(s):	Chad W. Richards, Jody L. Richards
Tax Parcel Number(s):	13-10-0047.013
Plan Date:	6/18/2026
Date Received:	9/02/2026

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 September 09, 2026, meeting.**

PROJECT INFORMATION

Location	544 Gap Street
Zoning District(s)	S-1 (Special Wooded District)
Water	Existing public
Sewer	Existing on-lot
Present Use	Residential
Proposed Use	Residential
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the existing parcel, with the newly formed lot proposed for residential use. No new development is proposed.

Susan A. Smith
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COMMENTS

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

3. **County Approval 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.

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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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 27, 2026

North Manheim Township
303 Manheim Rd
Pottsville, PA 17901

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary Land Development for Stanton Street Storage
Owner(s)/Applicant(s):	MJMJ Management LLC
Tax Parcel Number(s):	18-09-0001.000
Plan Date:	6/08/2026
Date Received:	6/16/2026

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 September 09, 2026, meeting.**

PROJECT INFORMATION

Location	South of SR 61, at the eastern terminus of Stanton Street
Zoning District(s)	I (Industrial District)
Water	N/A
Sewer	N/A
Present Use	Vacant
Proposed Use	Commercial
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to develop the lot for commercial storage units.

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COMMENTS

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

3. **County Approval 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. **Lot Access:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the individual lot owner.

5. **Editorial:** The tax ID number listed in the Source of Title is missing a digit.

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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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 27, 2026

Pine Grove Township
PO Box 97
Friedensburg, PA 17933

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Plan Aungst Boundary Line Adjustment
Owner(s)/Applicant(s):	Allen A. Aungst, Sr., Judith A. Aungst, Allen A. Aungst, Jr.
Tax Parcel Number(s):	21-09-0003.000, 21-09-0003.001
Plan Date:	8/15/2026
Date Received:	8/18/2026

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 September 09, 2026, meeting.**

PROJECT INFORMATION

Location	147 Trumbo Road
Zoning District(s)	RP (Rural Preservation District)
Water	Existing on-lot
Sewer	Existing on-lot
Present Use	Residential
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to adjust the boundary line between the two parcels.

Susan A. Smith
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Severine Yeneshosky
Administrative Secretary
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COMMENTS

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2. **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.

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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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 25, 2026

Rush Township
104 Mahanoy Ave
Tamaqua, PA 18252

SUBJECT: **Act 247 Plan Review**

Plan Name:	Final Plan Herring Lot Consolidation
Owner(s)/Applicant(s):	David J. Herring, Sharon E. Herring, Ryan F. Herring
Tax Parcel Number(s):	25-17-0017.000, 25-17-0031.000
Plan Date:	8/14/2026
Date Received:	8/24/2026

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 September 09, 2026, meeting.**

PROJECT INFORMATION

Location	17 Miller Street
Zoning District(s)	R-4 (Medium to High Density Suburban Residential/ Commercial District)
Water	Existing on-lot
Sewer	Existing public
Present Use	Residential
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to consolidate the two parcels, one containing a single-family residential unit and the other containing an accessory structure, into one lot. No new development or change of use is proposed.

Susan A. Smith
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Severine Yeneshosky
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COMMENTS

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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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Office Fax: 570.628.1005

August 25, 2026

West Brunswick Township
95 Municipal Rd
Orwigsburg, PA 17961

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary Subdivision and Land Development Plan for Hunter's View Subdivision
Owner(s)/Applicant(s):	Berkleigh Holdings, LLC
Tax Parcel Number(s):	35-08-0124.000
Plan Date:	1/26/2026
Date Received:	8/16/2026

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 September 09, 2026, meeting.**

PROJECT INFORMATION

Location	North of Market Street, West of Centre Turnpike
Zoning District(s)	R2 (Medium Density Residential)
Water	Proposed public
Sewer	Proposed public
Present Use	Vacant
Proposed Use	Residential
Number of New Lots	116
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the parcel for the development of 116 new residential unit lots. The residue will remain undeveloped.

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COMMENTS

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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. **Water:** It appears that this plan proposes a connection to a public water supply. We recommend that the municipality 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.

6. **Sewer:** It appears that this plan proposes a connection to a public sewer system. We recommend the municipality receive a letter from the governing sewer authority.

7. **Lot Access:** A Highway Occupancy Permit application must be submitted to the appropriate state or local department for review prior to construction. Section 508.6 of the PA Municipalities Planning Code states, in part, "No plat which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 known as the State Highway Law before any driveway access to a State highway is permitted.

8. **Roads:** The plan proposes the construction of new roads to serve the proposed lots in the development. We recommend that the minimum construction of said improvements should be provided by the developer to the satisfaction of the municipality.

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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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

September 3, 2026

Orwigsburg Borough
209 N Warren St
Orwigsburg, PA 17961

SUBJECT: **Act 247 Plan Review**

Plan Name:	Preliminary/Final Land Development Plan for South Liberty Street
Owner(s)/Applicant(s):	Bzura Family Trust/ Ralph Bzura
Tax Parcel Number(s):	56-01-0046.000
Plan Date:	8/17/2026
Date Received:	9/02/2026

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 September 09, 2026, meeting.**

PROJECT INFORMATION

Location	East of South Liberty Street, South of South Wayne Street
Zoning District(s)	R-1 (Low Density Residential District)
Water	Proposed public
Sewer	Proposed public
Present Use	Vacant
Proposed Use	Residential
Number of New Lots	0
Proposed Non-Residential Building Area	N/A

The intent of the plan is to develop a residential cluster of 9 units with the surrounding land owned and maintained by a HOA.

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COMMENTS

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3. **County Approval 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 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. **Water:** It appears that this plan proposes a connection to a public water supply. We recommend that the municipality 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.

7. **Sewer:** It appears that this plan proposes a connection to a public sewer system. We recommend the municipality receive a letter from the governing sewer authority.

8. **Lot Access:** If a driveway will access a municipal road, prior to construction of a new driveway, permission to connect to a municipal road should be requested from the municipality by the lot owner.

9. **Roads:** The plan proposes the construction of new roads to serve the proposed lots in the development. We recommend that the minimum construction of said improvements should be provided by the developer to the satisfaction of the municipality.

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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PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

August 20, 2026

City of Pottsville
401 N Centre St, PO Box 50
Pottsville, PA 17901

SUBJECT: **Act 247 Plan Review**

Plan Name:	307 West Market Street Subdivision Final Plan
Owner(s)/Applicant(s):	307 West Main Street, Inc.
Tax Parcel Number(s):	68-27-0333.003
Plan Date:	8/13/2026
Date Received:	8/14/2026

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 September 09, 2026, meeting.**

PROJECT INFORMATION

Location	307 West Market Street
Zoning District(s)	C-3 (Central Business District)
Water	Existing public
Sewer	Existing public
Present Use	Commercial
Proposed Use	Commercial
Number of New Lots	1
Proposed Non-Residential Building Area	N/A

The intent of the plan is to subdivide the existing parcel and use the newly formed lot for off-street parking.

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. **Zoning:** It appears that, following the subdivision, parcel 1 might no longer meet the minimum rear setback required by the C-3 zoning district. We recommend conferring with your Zoning Officer regarding this.

2. **Editorial:** The UPI number in the Subdivision Notes is missing a digit.

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

August 2026

PROJECT REVIEWS

Land Use Review of Permits

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Borough of Ashland Municipal Authority	Entech Engineering, Inc.	NPDES Major Permit Amendment

MUNICIPALITY(IES)	LOCATION
Ashland Borough	Ashland Borough WWTP

The applicant is requesting that the permit be amended to Monitor and Report Only for manganese and iron.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Trans Western Polymers, Inc. DBA Reynolds Consumer Products	INTERA Incorporated	NPDES Permit Application

MUNICIPALITY(IES)	LOCATION
Rush Township	92 Progress Avenue

The applicant is applying for a NPDES permit for a warehouse facility.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Schuylkill County Municipal Authority	Schuylkill County Municipal Authority	NPDES Permit Renewal

MUNICIPALITY(IES)	LOCATION
New Castle Township	Mt Laurel Water Treatment Plant

The applicant is applying for a 5-year NPDES permit renewal.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Aqua Pennsylvania, Inc.	Ebert Engineering, Inc.	Public Water Supply Permit Amendment

MUNICIPALITY(IES)	LOCATION
West Brunswick Township	Pines Water System

The applicant is seeking to amend a public water supply permit to satisfy requirements to service the proposed Hunter's View Residential Subdivision.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Schuylkill Haven Municipal Authority	Entech Engineering, Inc.	NPDES Major Permit Amendment
MUNICIPALITY(IES)	**LOCATION**	
Schuylkill Haven Borough	Schuylkill Haven Municipal Authority WWTP	

The applicant is requesting a re-evaluation of their water quality-based effluent limits for copper.

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
Norwegian Township	20-06-0077.000	The project consists of installing a solar energy farm and the associated impervious underground electric lines, electric equipment, and pads.
Cass Township	05-08-0054.000	The project proposes the construction of a new solar array and associated site improvements.

Act 537: Sewage Facilities Planning

MUNICIPALITY	PLAN	ACTIVITY
South Manheim Township	Reber Residence Summer Hill Road	Notification from PADEP that the proposed plan has been determined to be exempt from the requirements to revise the official sewage facilities plan for new land development.
Eldred Township	Stehr 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.
West Penn Township	Jacob 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.
East Union Township	CAN DO WWTP Rerate	Notification from PADEP that the Sewage Facilities Planning Module has been identified as technically deficient.

Air Quality

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

MUNICIPALITY	FACILITY	ACTIVITY
Blythe Township	Blythe Recycling and Demolition Site	Submitted a state-only air operating permit application to PADEP.
Pine Grove Township	Pine Grove Landfill	Submitted an Air Quality Plan Approval Application to PADEP.
West Brunswick Township	Surteco North America Inc Auburn Plant	Air Quality Program Amendment to the Title V Operating Permit has been issued by PADEP.
Mahanoy Township	Schuylkill Alliance Crematory LLC	Air Quality Program State-Only (Natural Minor) Operating Permit has been issued by PADEP.
Pottsville City	DG Yuengling & Sons Inc	Air Quality Program State-Only (Natural Minor) Operating Permit has been issued by PADEP.
Pine Grove Township	BFS Operations LLC	Air Quality Program State-Only (Synthetic Minor) Operating Permit has been issued by PADEP.

Grants, Loans and Other Financial Assistance Applications

MUNICIPALITY OR ORGANIZATION	AGENCY AND PROGRAM	REQUEST
Barry Township	PA DCED Multimodal Transportation Fund	Funding has been requested for a Stormwater Improvement Project to reduce localized flooding.
West Mahanoy Township	PA DCED Multimodal Transportation Fund	Funding has been requested for an SR 61 Intersection Improvement Project including a new right-turn lane and traffic signal.
Hubley Township	PA DCED Multimodal Transportation Fund	Funding has been requested for Phase I of a road improvement project including the widening and reconfiguration of the road to improve safety conditions.
Mahanoy Township	PA DCED Multimodal Transportation Fund	Funding has been requested for a project to replace two existing bridges on Park Place Road which have recently identified deficiencies.
Penn State Schuylkill	PA DCED Multimodal Transportation Fund	Funding has been requested for a project to reconfigure the existing midblock crossing of an on-campus road.

Miscellaneous

MUNICIPALITY	FACILITY OR ORGANIZATION	ACTIVITY

Hegins Township	Sterman Masser Incorporated	Application filed with the Susquehanna River Basin Commission for a water withdrawal of up to 274,000 gallons per day from Deep Creek.
Reilly Township	Commonwealth Environmental System Landfill	Notification from PADEP that they have begun their technical review of the Major Permit Modification Application.
Frailey Township	Natural Soil Products	Notification from PADEP that the Permit Renewal Application has been received and determined to be sufficiently complete for review.

PLANNING · ZONING · GIS
SCHUYLKILL COUNTY

September 2026

PROJECT REVIEWS

Land Use Review of Permits

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Schuylkill County Municipal Authority	Schuylkill County Municipal Authority	NPDES Permit Renewal

MUNICIPALITY(IES)	LOCATION
Deer Lake Borough	Deer Lake Wastewater Treatment Plant

The applicant is applying for a 5-year NPDES permit renewal.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
John Marhelko	Red Barn Consulting Inc.	NPDES Permit Application

MUNICIPALITY(IES)	LOCATION
North Union Township	J&S Poultry – Cherry Lane

The applicant is applying for a new NPDES CAFO Permit.

PROJECT APPLICANT	LETTER RECEIVED FROM	ACTIVITY
Pine Grove Township	KPI Technology	NPDES Permit Renewal

MUNICIPALITY(IES)	LOCATION
Pine Grove Township	Pine Grove Wastewater Treatment Plant

The applicant is applying for a NPDES permit renewal.

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
City of Pottsville	18-01-0009.000	The proposed project consists of converting from a chlorine to a UV

		disinfection system at the Greater Pottsville Area Wastewater Treatment Plant.

Act 537: Sewage Facilities Planning

MUNICIPALITY	PLAN	ACTIVITY
Eldred Township	Klock 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.
West Brunswick Township	Hunter's View Development	Notification from PADEP recognizing the municipality's withdrawal of their Sewage Facilities Planning module submission.
Cass Township	Keystone Boulevard DG Distribution Center	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.

Air Quality

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

MUNICIPALITY	FACILITY	ACTIVITY
Kline Township	Van Hoekelen Greenhouses	A renewal application for a State-Only (Synthetic Minor) Operating Permit has been submitted to PADEP.
North Manheim	USS Achey North Manheim Plant	Air Quality Program State-Only (Synthetic Minor) Operating Permit has been issued by PADEP.

Grants, Loans and Other Financial Assistance Applications

MUNICIPALITY OR ORGANIZATION	AGENCY AND PROGRAM	REQUEST
Girardville Borough	PA DCED Multimodal Transportation Fund	Funding has been requested to make improvements to the pedestrian network through the repair or replacement of curb ramps and the construction of new ADA-accessible curb ramps where necessary.

Miscellaneous

MUNICIPALITY	FACILITY OR ORGANIZATION	ACTIVITY
Pine Grove Township	Log Cabin Springs	Notice that a renewal application has been filed with the Susquehanna River Basin Commission for consumptive use of up to 99,999 gpd.
Cressona Borough	PennDOT	Notice of a highway improvement project planned on the SR183 /SR901 intersection in Cressona Borough to reduce congestion.

2026 Zoning Permit Activity

	Number of Permits Requested	Total Revenue
January	12	1,200.00
February	14	1,600.00
March	28	2,900.00
April	30	3,250.00
May	20	1,800.00
June	23	3,300.00
July	25	2,500.00
August	32	3,400.00
September		
October		
November		
December		
Total (Year to Date)	**184**	**19,950.00**

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	7	20016		Beger, Chelsee R.	Washington Township	33-15-0028.000	07/02/26	New Single Family Dwelling	2800	100	A	300	Beger, Chelsee R.
2026	7	20017		Wolf, Nathan R.	Washington Township	33-14-0041.000	07/07/26	New Use of Land- Covert a former dwelling into a residential accessory storage structure	990	100	A	N/A	Wolf, Nathan R.
2026	7	20018		Hoffman, Robert F.	Tower City Borough	66-01-0251.000	07/07/26	Detached Residential Storage Structure (Garage)	288	100	R-3	8,000	Hoffman, Robert F.
2026	7	20019		Zimmerman, Guy D	Washington Township	33-04-0028.001	07/09/26	Agricultural Storage Building (Barn for equipment & animals)	2400	100	A	60,000	Zimmerman, Guy D
2026	7	20020		Pittenger, Jeffrey	Washington Township	33-15-0088.000	07/09/26	New Single Family Dwelling	2357	100	A	600,000	Pittenger, Jeffrey
2026	7	20021		Pittenger, Jeffrey	Washington Township	33-15-0088.000	07/09/26	Detached Residential Storage Structure (Shed)	960	100	A	63,709	Pittenger, Jeffrey
2026	7	20022 *VOID*		Jackson, Eric	Washington Township	33-15-0045.001	07/09/26	**VOID** Applicant applied with wrong Tax ID					Renu Solar
2026	7	20023		Morgan, Michael	Upper Mahantongo Township	31-04-0024.000	07/10/26	2nd. Primary Single Family Dwelling	1773	100	A	444,948	Morgan, Michael
2026	7	20024		Paul, Edwin	Minersville Borough	52-03-0054.000	07/10/26	Detached Accessory Storage Structure (Garage)	1200	100	R-3	35,000	Paul, Edwin
2026	7	20025		Jackson, Eric	Washington Township	33-15-0045.000	07/13/26	Accessory Roof Mounted Solar System	630	100	TC	18,705	Renu Solar
2026	7	20026		Kreiser, Robert	Porter Township	22-16-0192.000	07/20/26	Accessory Roof Mounted Solar System	971	100	R-3	N/A	Trinity Solar
2026	7	20027		Hoy, Eileen	Landingvile Borough	47-03-0022.000	07/20/26	Accessory Roof Mounted Solar System	211	100	TC	14,266	Trinity Solar
2026	7	20028		Underkoffler, Ryan	Porter Township	22-06-0026.004	07/21/26	Accessory Roof Mounted Solar System	717	100	R-2	44,190	Trinity Solar
2026	7	20029		Bachman, Hilia	Tremont Borough	67-04-0138.000	07/21/26	Accessory Roof Mounted Solar System	274	100	R-3	18,761	Trinity Solar
2026	7	20030		Greenway, Kevin	New Philadelphia Borough	54-01-0018.012	07/22/26	Residential Addition	216	100	R-2	52,437	Glatfelter, Kevin
2026	7	20031		Yurdock, John B.	New Philadelphia Borough	54-02-0440.000	07/22/26	Residential Deck Replacement	400	100	R-3	200	Yurdock, John B
2026	7	20032		Kleman, Lorna	Washington Township	33-12-0034.005	07/22/26	Accessory Roof Mounted Solar System	357	100	A	7,395	Renu Solar
2026	7	20033		Gardner, Nancy	Mahanoy City Borough	48-06-0317.004	07/23/26	Residential Addition	220	100	R-3	27,925	Bittner, John
2026	7	DENIED		Tijani, Mounir	Minersville Borough	52-02-0758.000	07/23/26	Detached Storage Structure	N/A	100	R-3	N/A	Tijani, Mounir
2026	7	20034		Miller, Jeffrey A	Washington Township	33-15-0055.008	07/24/26	New Single Family Home	1455	100	A	180,000	Miller, Jeffrey A
2026	7	20035		Troy, Melissa	Washington Township	33-12-0071.002	07/27/26	Detached Residential Accessory Storage Building (Garage)	720	100	A	34,442	Troy, Melissa
2026	7	20036		Brown, Thomas A	Washington Township	33-15-0011.000	07/27/26	New Single Family Dwelling	2505	100	A	375,000	Brown, Thomas A
2026	7	20037		Tremont Fire Co. #1	Tremont Borough	67-02-0002.006	07/27/26	Detached Storage Structure (Pole Building)	1872	100	R-2	72,000	Schwarz, Thomas
2026	7	20038		Fowler, Charles	North Union Township	19-05-0054.002	07/27/26	Detached Storage Building (Garage)	2400	100	A	33,680	Fowler, Charles
2026	7	20039		Berger, Chelsee	Washington Township	33-15-0028.000	07/30/26	New Use of Land, Conversion of a former single family dwelling into a residential storage structure	285	100	A	N/A	Berger, Chelsee
2026	7	20040		Berger, Chelsee	Washington Township	33-15-0028.000	07/30/26	Detached Residential Storage Structure (Shipping Container)	320	100	A	2,510	Berger, Chelsee
2026	8	20041		Heffner, Dale K.	Washington Township	33-05-0038.012	08/03/26	Residential Deck	240	100	A	14,800	Heffner, Dale K.
2026	8	20042		Kostura, David R	Palo Alto Borough	57-02-0001.018	08/03/26	Detached Residential Storage Building (Garage)	1584	100	R-3	60,000	Kostura, David R
2026	8	20043		Fessler, Brian	Washington Township	33-14-0023.001	08/04/26	Accessory Roof Mounted Solar System	464	100	A	32,021	Trinity Solar
2026	8	20044		Zartman, Randy	Upper Mahantongo Township	31-05-0031.002	08/04/26	Accessory Roof Mounted Solar System	295	100	A	23,304	Trintiy Solar
2026	8	20045		Grose, Matthew	Barry Township	01-06-0032.002	08/04/26	Residential Addition (Roof over porch & new front porch)	488	100	A	33,905	Grose, Matthew
2026	8	20046		Pominville, Gary M.	Washington Township	33-12-0071.003	08/07/26	Concrete Patio	744	100	A	19,464	Pominville, Gary M.
2026	8	20047		Merchant, Ashley	Tower City Borough	66-01-0290.000	08/07/26	Enclosure of Existing covered Porch	140	100	A	N/A	Merchant, Ashley
2026	8	20048		Miller, Robert	Porter Township	22-16-0172.000	08/10/26	Accessory Roof Mounted Solar System	380	100	R-3	26,346	Trinity Solar
2026	8	20049		Anczarski, John	Frailey Township	43-04-0271.000	08/11/26	New Use of Land- Micro-brewery w/ tap room (Basement Level Only)	5665	100	C-1	127,000	Twardzik, Adam
2026	8	20050		Katulis, John C	North Union Township	19-10-0012.000	08/11/26	Accessory Ground Mounted Solar System	1765	100	A	76,000	Katulis, John C
2026	8	20051		Kehler, Elaine	Eldred Township	10-07-0081.001	08/13/26	Accessory Roof Mounted Solar System	844	100	A	56,252	Trinity Solar
2026	8	20052		Galloway, Christopher	New Ringgold Borough	55-03-0008.000	08/17/26	Accessory Roof Mounted Solar System	295	100	R-3	20,664	Trinity Solar
2026	8	20053		Acevedo, Diana	Delano Township	06-09-0157.000	08/17/26	Accessory Roof Mounted Solar System	253	100	R-3	16,924	Trinity Solar
2026	8	20054		Aulenbach, Beverly	Union Township	30-12-0030.001	08/17/26	Accessory Roof Mounted Solar System	714	100	R-2	19,822	EMT Solar
2026	8	20055		Schwalm, Brian J	Union Township	30-05-0063.002	08/17/26	Accessory Roof Mounted Solar System	693	100	R-2	19,239	EMT Solar
2026	8	20056		Yodis, Joseph	Union Township	30-05-0063.004	08/17/26	Accessory Roof Mounted Solar System	861	100	R-2	23,903	EMT Solar

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	8	20057		Bachert, Myrna	New Ringgold Borough	55-03-0046.000	08/17/26	Accessory Roof Mounted Solar System	970	100	R-3	62,426	Trinity Solar
2026	8	20058		Neifert, Bryan	New Ringgold Borough	55-06-0008.000	08/17/26	Accessory Roof Mounted Solar System	338	100	TC	22,566	Trinity Solar
2026	8	20059		Zagar, Jason	Mechanicsville Borough	50-03-0007.000	08/19/26	Addition to a detached storage structure (Garage)	200	100	R-2	14,000	Zagar, Jason
2026	8	20060		Koons, Raven	North Union Township	19-13-0262.000	08/19/26	New Single Family Dwelling	2550	100	R-3	60,000	Koons, Raven
2026	8	DENIED		JPM Holdings, LLC	Middleport Borough	51-02-0032.000	08/19/26	New use of Land	2350	100	C-1	N/A	Metsopulos, James P
2026	8	20061		Schimpf, Michael	Landingvile Borough	47-04-0006.001	08/21/26	Detached Residential Accessory Storage Building (Garage)	1344	100	A	32,620	Schimpf, Michael
2026	8	20062		Heisler, Haley E.	Eldred Township	10-08-0021.000	08/21/26	New Single Family Dwelling	2900	100	A	400,000	Heisler, Haley E.
2026	8	20063		Herb, Vickie	Eldred Township	10-06-0025.000	08/24/26	In Ground Pool	440	100	A	12,000	Herb, Vickie
2026	8	20064		Tijani, Mounir	Minersville Borough	52-02-0758.000	08/24/26	Detached Residential Storage Structure (Shed)	528	100	R-3	15,000	Tijani, Mounir
2026	8	20065		Peace, Robert E.	Palo Alto Borough	57-04-0093.000	08/26/26	Accessory Roof Mounted Solar System	633	100	R-3	39,114	Trinity Solar
2026	8	DENIED		Honese, Jacob	Porter Township	22-15-0083.001	08/27/26	Detached Residential Structure (Garage)	N/A	100	R-3	50,000	Honese, Jacob
2026	8	20066		Stark Land Holdings	Tower City Borough	66-02-0041.000	08/31/26	Commercial Building Addition	288	100	C-1	63,000	Deiter, Jeremia
2026	8	20067		Damiter, Nicole	Porter Township	22-19-0047.001	08/31/26	Detached Residential Storage Structure (Shed)	250	100	R-2	15,000	Damiter, Nicole
2026	8	60068		Thomas, Tracy	North Union Township	19-05-0066.000	08/31/26	Detached Residential Storage Building (Garage)	1200	100	A	31,200	Thomas, Tracy
2026	8	60069		Stanakis (Ware), Christine	Union Township	30-06-0014.001	08/31/26	Residential Addition	800	100	A	45,000	Stanakis (Ware), Christine
2026	8	60070		Eshbach, Jay M.	Washington Township	33-14-0006.000	08/31/26	Residential Addition	605	100	A	40,000	Eshbach, Jay M.

Memorandum

TO: Schuylkill County Planning Commission

FROM: Susan Smith

DATE: August 31, 2026

SUBJECT: **2027 Planning Commission Meeting Schedule**

The 2027 Planning Commission meeting schedule is presented for consideration. Meetings are proposed to continue on the **second Wednesday of each month at 6:00 p.m.** There are no holiday conflicts with the regular meeting schedule in 2027; therefore, no date adjustments are necessary.

Month	Meeting Date
January	January 13, 2027
February	February 10, 2027
March	March 10, 2027
April	April 14, 2027
May	May 12, 2027
June	June 9, 2027
July	July 14, 2027
August	August 11, 2027
September	September 8, 2027
October	October 13, 2027
November	November 10, 2027
December	December 8, 2027
January 2028	January 12, 2028

Requested Action

Approve the proposed 2027 Planning Commission meeting schedule at the September 2026 Planning Commission meeting.