

GREENE TOWNSHIP PLANNING COMMISSION

198 Brink Hill Rd., Greentown, PA 18426 • (570) 676-9325 • www.greentownship.org

MINUTES OF THE REGULAR MAY 26, 2021 MEETING

CALL TO ORDER:

At 7:00pm, Vice Chairman, Al Luberto, called the meeting to order. Other members present were Al Premuto, Les Lavoy, Heather Mousley, Scott Mousley and Township Secretary Amanda Seagraves. Chairman Altemier, Al Haldaman and Planning Commission Secretary Kerry Nix were absent.

MINUTES OF THE MARCH 24, 2021 REGULAR MEETING:

Al Premuto made a motion to accept the minutes of the regular meeting on March 24, 2021. Heather Mousley seconded, voice vote, motion carried.

VISITORS:

Dennis Peters, the president of Peters Consultants, Inc., was present to discuss the PW Campbell Land Development Plan.

NEW BUSINESS:

Dennis Peters explained that they do a lot of work for PW Campbell, the developer for The Dime Bank's new location in Greene Township. The Land Development will be for a lease site of 1.62 acres at the Otway Family Limited Partners location on Route 507. The site has been surveyed and there is existing detention basin. A new detention basin will be installed upstream to handle the additional stormwater flow. The septic was tested and passed as a conventional system. Access will be from the main intersection that's already in place. A traffic study was done and no signal is required. There is an existing highway occupancy permit. There will be 15 parking spaces, including 2 ADA spaces and ramp into the building. Heather Mousley asked if a buffer zone will be put in. Dennis Peters confirmed, yes.

The Planning Commission reviewed the submission. Al Premuto made a motion to tentatively accept the plans with the following comments:

1. Get waiver for 15' set back
2. Plans to show utility lines for electric going into building
3. Letters to be sent to adjoining land owners
4. Lighting for parking lot to be shown on final plans
5. Provide sewage plans
6. Address comments from Pike County Conservation District

Les Lavoy seconded Al Premuto's motion, voice vote, motion carried.

OLD BUSINESS:

None.

ADJOURNMENT:

Les Lavoy made a motion to adjourn. Al Premuto seconded, voice vote, motion carried. The meeting was adjourned at 7:47pm. The next regular meeting of the Planning Commission is scheduled for Wednesday, April 28, 2021 at 7:00pm.

Respectfully submitted,

Amanda Seagraves, Township Secretary/Alternate Treasurer