

ATHENS TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
September 11, 2017

The regular meeting of the Athens Township Planning Commission was called to order on Monday, September 11, 2017 at 7:03PM by Chairman, Scot Saggiomo.

Present: Scott Saggiomo, Clif Cheeks, Marion Carling, Jason Rogers, Ron Reagan, Cindy Parrish, Zoning Officer, Skip Schneider, Township Engineer, and Secretary, Elaine Daddona. All others in attendance signed a sign-in sheet hereby attached.

**JOSEPH L./MARY LOU & DORIS H. HILEY #17-07**

The applicant, Joseph L. Hiley, submitted eight (8) copies of a survey plan dated August 7, 2017 as prepared by Bruce Benish, P.L.S. for a two lot subdivision located on Alleyhoot Road, zoned Woodland Conservation, received by the Zoning Office on August 21, 2017 along with a copy of the Application for Review of a subdivision, copy of Deed, Narrative and sewage module from Bradford County Sanitation dated August 28, 2017. Bruce Benish, surveyor, was not present for the application.

Check #2999 dated August 14, 2017 from Bruce Benish Surveying was received in the amount of One Hundred fifty (\$150.00) Dollars for the filing fee, along with Check #3000 dated August 14, 2017 made payable to the Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars for the review fee.

Motion by Clif Cheeks, second by Marion Carling to review the subdivision for Preliminary/final plan approval, and motion unanimously carried. A checklist was completed and there were no deficiencies noted.

Motion by Clif Cheeks, second by Marion Carling to recommend Preliminary/final plan approval to the Supervisors at their meeting to be held on September 27, 2017 at 7:00PM, and motion unanimously carried.

**GATEWAY COMMONS (TREHAB, INC.) FINAL PLAN #17-08**

Dave Young of JHA Companies submitted the following documents which were received by the Zoning Office on August 21, 2017 for the Final land development plan for Gateway Commons: Athens Township Land Development application, eight (8) copies of an As-Built Plan dated August 21, 2017 prepared by JHA Companies, Project Narrative, Power of Attorney to JHA Companies from owner, utility "Will Serve" letters, Driveway Permit application copies, Wetland Permit and easement

copies, Sewage documentation/PaDEP Sewage Exemption, and Property Site Deed.

Letter dated September 7, 2017 from William (Skip) Schneider, P.E., Athens Township Engineer, was received outlining the comments for the deficiencies of the Athens Township SALDO and general comments which are hereby attached by reference.

Dave Young stated that there were storm water problems due to a soil problem that the basins are not finished and are not perking properly. He discussed the plan to address the storm water problems with Skip Schneider, Township Engineer, and the Planning Commission. After the review of the as-builts as presented, Dave Young stated that he would submit revised plans with the proper corrections by Monday, September 18, 2017 to the Zoning Office prior to the Supervisor's meeting on September 27, 2017.

There were some prospective tenants for the apartments present to inquire as to whether or not they were going to be able to occupy the apartments by October 1, 2017. They stated that they were already scheduled with Trehab to do so. The Planning Commission explained that this was an issue for Trehab to address and that they should contact them, as Trehab had scheduled this before they actually had approval from Athens Township to do so. The Planning Commission added that if all was in order for the Supervisor's meeting scheduled on September 27, 2017 they should be approved to obtain the occupancy approvals.

Motion by Ron Reagan, second by Clif Cheeks to review for Final Plan approval and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

1. All the deficiencies in the letter dated September 7, 2017 from William (Skip) Schneider, P.E. need to be addressed.
2. Need the Owner's signature on the Plan.
3. Need to bring the legend up to date on the Plan.
4. Need to complete the six (6)ft. fence on the north and south side of the playground.

Motion by Jason Rogers, second by Marion Carling to recommend approval to the Supervisors at their meeting to be held on September 27, 2017 contingent on resolution of the deficiencies as discussed.

Motion by Clif Cheeks to accept the Minutes of July 10, 2017 as read, second by Jason Rogers, and motion carried. Scot

Page 3  
ATHENS TWP. PLANNING COMM'N  
September 11, 2017

Saggiomo abstained due to fact he did not attend the meeting.

Meeting was adjourned at 8:50PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary