

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting
November 6, 2017

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 6, 2017 at 7:01PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Marion Carling, Jason Rogers, Ronald Reagan, Ed Reid, Zoning Officer, Skip Schneider, Engineer, and Secretary, Elaine Daddona. All others in attendance signed a sign-in sheet hereby attached.

PATRICK M. SULLIVAN #17-10

Patrick M. Sullivan was represented by Attorney Taunya Knolles Rosenbloom who was present along with John Amato, the purchaser, and submitted eight (8) copies of a survey plan dated September 28, 2017 prepared by Butler Land Surveying, LLC for a two-lot subdivision located on King Road (not part of Queen Esther Estates), zoned Residential Suburban and received by the Zoning Office on October 16, 2017 along with a copy of the Application for Review of a subdivision, and copy of property Deed. Narrative received on November 1, 2017 by the Zoning Office states that this is a two lot subdivision of a 40-acre parcel, and Lot #2 of 10.10 acres is vacant and is for residential use. Public sewer is located approximately 400 feet to the north of this parcel. Lot #1 of 30.42 acres is the remaining land. It is occupied by a house with public sewer. The surrounding parcels in this area are generally used for agricultural and residential purposes.

Check #2793 dated October 10, 2017 from John Amato was received in the amount of One Hundred fifty (\$150.00) Dollars for the filing fee, along with Check #2794 made payable to the Bradford County Treasurer in the amount of Twenty-five (\$25.00) Dollars for the County review fee.

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

Motion by Marion Carling, second by Jason Rogers to recommend Preliminary/final plan approval to the Supervisors at their meeting to be held on November 29, 2017 at 7:00PM, and motion unanimously carried.

AQUA PENNSYLVANIA, INC. #16-06

Ann Kyper Reynolds, P.E., project Engineer for Aqua Pennsylvania, Inc. was present for submission of the Final Plan for the land

development for the new office, shop and storage area to relocate their operations center from its current location in Sayre, PA. Documents submitted to the Zoning Office on October 16, 2017 are as follows: Final Land Development Plan dated October 16, 2017; Application for review, copy of property Deed; Final Land Development plans; Final Building floor plan; Stormwater Management Plan Report (pending); Will Serve letters from Valley Energy, Inc., Athens Township Authority and Aqua; findings of the Zoning Hearing Board dated June 15, 2016; review letter from Township Engineer dated August 1, 2016; response letter from GHD dated August 23, 2016; E & S Control Plan approval letter dated August 24, 2016 and DEP Act 537 Planning Exemption letter dated December 13, 2016.

Narrative states that Aqua and their predecessors have owned the property since 1988 and have used it for storage. The new space will be occupied by Aqua's six full-time and one part-time staff members that operate and maintain the Susquehanna Division public water system for the area.

The new building will include conference/work areas, private offices, men's and women's restrooms, a kitchenette and space for the Supervisory Control and Data Acquisition (SCADA) equipment to monitor the water system's status. A floor plan for the building interior was submitted. The shop/garage will be used to park company vehicles and perform repairs and maintenance.

A fenced storage area will continue to be used to keep on hand pipe, fittings and items necessary to make repairs to the water system. Small stockpiles of aggregates and other restoration materials will continue to be kept onsite for off hour emergencies that require excavation and backfill.

Ms. Reynolds explained that they had just done a regrading on one of the storm water ponds on Friday and stated that the parking lot striping had been completed. Skip Schneider, Athens Township Engineer stated he did not have any written comments to submit due to the changes to the Storm water Plan just prior to this meeting and would need to review them when they become available. Also, Ed Reid stated that when he and the Township Engineer had done a walk-through of the development, they noticed that the trees from the screening were as much as ten feet apart and wondered how quickly they might grow for proper screening to the development from the adjoining property. A discussion followed regarding this.

Ms. Reynolds stated that she would be submitting the storm water revisions by November 20, 2017 so they could be reviewed prior to the

Supervisors meeting to be held on November 29, 2017. It was agreed by Ms. Reynolds, Skip Schneider and the Planning Board that a "slip sheet" could be added to the plans already submitted rather than a whole new set of plans.

A cash payment from the applicant in the amount of Five Hundred twenty-five (\$525.00) Dollars was received by the Zoning Office on October 16, 2017 for the filing fee; along with a cash payment of One Thousand Five Hundred (\$1,500.00) Dollars for the Engineer review fee; and a cash payment of Twenty-five (\$25.00) Dollars for the County review fee.

Motion by Clif Cheeks, second by Jason Rogers, to review the Final Plan as submitted, and motion was unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Will need a statement from the landscaper regarding the growth rate of the trees on the Plan;
- 2) Will need an updated copy of the storm water changes to the Plan (Pages C002 and C003) to be updated and inserted into the Plan.

Motion by Jason Rogers, second by Marion Carling to recommend approval to the Supervisors at their meeting to be held on November 29, 2017 at 7:00PM contingent on resolution of the listed deficiencies, and motion unanimously carried.

Motion by Clif Cheeks, second by Jason Rogers to accept the Minutes of October 2, 2017 as read, and motion carried. Ron Reagan abstained.

Meeting was adjourned at 8:15PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

