

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 12, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, January 12, 2015 at 7:02PM by Chairman, Scot Saggiomo.

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

PAUL V. BAIRD #15-1

Paul V. Baird was present along with Bruce Benish of Benish Surveying and presented ten (10) copies of survey dated December 11, 2014 and received by the Zoning Office on December 15, 2014 for a two-lot subdivision to divide the parent tract of 364+ acres into two parcels located on Tutelow Creek Road. The subdivided parcel of 14.2158 acres has been tested for an on-lot septic system. The residual tract of 350+ acres will be continued for agricultural purposes. Surrounding properties are residential and agricultural. Parcel is zoned Woodland Conservation. Application for review, Narrative and copy of the Deed was received by the Zoning Office as well.

Check #2850 from Bruce Benish Surveying dated December 15, 2014 was received by the Zoning Office in the amount of One Hundred fifty (\$150.00) Dollars for filing fee, along with Check #2851 in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Motion to review for preliminary/final plan by Ron Reagan, second by Clif Cheeks, and motion unanimously carried. A checklist was completed and the following deficiency was noted:

1. Lack of sewage module for the Plan.

Motion by Clif Cheeks, second by Ron Reagan to recommend preliminary/final plan approval to the Supervisors at their meeting to be held on January 28, 2015 contingent on resolution of the deficiency, and motion unanimously carried.

FIVE STAR EQUIPMENT COMPANY, INC./FINAL PLAN #15-2

Tim Higley, Territory Manager of Five Star Equipment Company, Inc. located at 711 State Route 199, Athens Township, presented twelve (12) copies of Final Land Development drawings prepared by Mike O'Connell, P.E. of Larson Design Group dated November 20, 2014 and

received by the Zoning Office on December 15, 2014 along with Application for Review of Final Plan Land Development, zoned Industrial. Project Narrative states that the existing site is used as a construction equipment dealership, and is occupied by a 4,960 sq.ft. single story building with both bituminous and gravel/ parking drive areas. The project involved site improvements for the construction of pavement areas, concrete areas (for an outdoor vehicle wash pad), gravel drive areas and a building addition of approximately 12,000 sq.ft. Under the new construction the pavement areas increased by 18,038 sq.ft., concrete areas increased by 6,178 sq.ft. and gravel areas increased by 44,174 sq.ft.

Check #001770 from Five Star Equipment, Inc. dated December 10, 2014 in the amount of One Thousand Six Hundred fifty (\$1,650.00) Dollars was received by the Zoning Office for filing fee, along with Check #001769 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

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

1. Parking spaces need to be verified and noted as at least 10 by 20, and minimum of nine (9) are required.
2. Building setbacks need to be adjusted to twenty-five (25) feet on the side yard and rear yard setbacks.
3. Need to change Commercial zoning designation to Industrial on the Plan.
4. Need to change owner's name on the north side.
5. Need to update correct address for Aqua, PA on cover page.
6. The loading dock needs to be moved.

Motion by Ron Reagan, second by Scot Saggiomo to recommend approval of the Final Plan Land Development to the Supervisors at their meeting to be held on January 28, 2015 contingent on resolution of the deficiencies, and motion unanimously carried.

Motion by Clif Cheeks to approve the Minutes of November 13, 2014 as read, second by Marion Carling, and motion unanimously carried.

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The meeting was adjourned at 8:45PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

March 2, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, March 2, 2015 at 7:01PM by Chairman, Scot Saggiomo.

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

VALLEY BUSINESS PARK SUBDIVISION/LAND DEVELOPMENT
LOT #2 (SKETCH PLAN)

James Gensel, P.E. of Fagan Engineers presented eight (8) copies of a proposed Site Development and Subdivision Plan dated February 9, 2015 and received by the Zoning Office on same date for a proposed subdivision and land development located in the Valley Business Park north of King Road. Parcel is zoned Industrial. Application for review and Narrative was received by the Zoning Office as well.

Narrative states that the applicant, Raven Holdings, LLC (Mr. David Lubin) is proposing to subdivide the remainder of the original Lot#2 of the Valley Business Park located north of King Road in Athens Township into five parcels (#2-2 through #2-6). The Project also includes the Land Development application for Lot #2-2 for a commercial/industrial use.

The Planning Commission reviewed the informal Sketch Plan for further proposed industrial construction in the Valley Business Park located behind the Seaboard facility on King Lane. Mr. Gensel stated that the building would primarily serve as storage for one or possibly two tenants who require ancillary space. The tenant has not yet been finalized, nor has the size of the building been determined. Mr. Gensel also stated that the developers may want to subdivide the lot into several parcels to create a mini-park within the park. An access road and tractor-trailer turnaround would be constructed for the proposed facility. The minimum lot width required was discussed regarding the subdivision due to the fact that this plan did not meet the requirements, as well as the required setbacks from the roadway. The cul-de-sac created by the construction looked to be too small for a tractor trailer to utilize, and the Planning Commission suggested it should possibly be expanded for that reason. The Commission also suggested that the developer should contact the Fire Department prior to any formal proposal that is submitted, for their input on the plans.

Mr. Gensel also mentioned to the Planning Commission that another property owned by Mr. Lubin which is located adjacent to the Masco facility will need to be rezoned from residential to industrial before

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development could move forward on that parcel. He stated that he expected to submit a formal land development plan within a month or two with construction to be completed within the year.

Motion by Clif Cheeks to approve the Minutes of January 12, 2015 as read, second by Marion Carling, and motion unanimously carried.

The meeting was adjourned at 8:10PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
April 6, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, April 6, 2015 at 7:02PM by Chairman, Scot Saggiomo.

Present: Scot Saggiomo, Clif Cheeks, Ron Reagan, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Marion Carling was unable to attend. All others in attendance signed a sign-in sheet hereby attached.

VERIZON WIRELESS #15-5

Attorney Robert J. Brenner of Nixon Peabody, LLP submitted (10) copies of a proposed Site Plan and Application booklet dated March 13, 2015 and received by the Zoning Office on March 17, 2015 for a proposed land development located near Murray Creek Road. Parcel is zoned Woodland Conservation. Application for review and Narrative was received by the Zoning Office as well.

Narrative states that the applicant, Verizon Wireless, proposes a new wireless communications tower, 195 feet in height. The site consists of a 300ft by 300ft parcel of land leased by Verizon Wireless from Fred Roberts, the landowner. The facility will consist of a 195 foot self-supporting tower, wireless communications antennas, and an approximately 12ft x 30ft equipment shelter, together with other site improvements on a site plan prepared by Costich Engineering dated January 20, 2015.

The project requires a Special Exception and height Variance from the Zoning Hearing Board. A Zoning application has been filed and a hearing will be held on that application on April 28, 2015 with the Athens Township Zoning Hearing Board.

Mr. Brenner explained that there was no facility closer than six miles within the proposed site. He stated the tower is high enough to provide coverage in the Township's hilly terrain, while just low enough that it will not fall under lighting requirements set by the Federal Communications Commission. The proposed site serves two benefits he said. It will help Verizon comply with the requirements of state legislation passed in 2009 that requires the utility to deliver broadband service to 100 percent of its Pennsylvania service territory. The tower will also help to fill gaps in the coverage area and take the burden off towers in Sayre, Milan, and Ulster that currently serve the area. He explained this is a critical upgrade in this area. The plans show the hypothetical locations of two additional equipment shelters in the event that other companies were to share the tower with Verizon in the future.

The Planning Commission questioned Mr. Brenner about the possible collapse of the tower and he explained that the tower is designed to lie flat if it falls and would remain entirely in the leased area, but that tower failure would be a remote possibility to begin with, as it is designed to withstand winds of 90 miles per hour.

The Planning Commission stated that this would require an eight-foot fence be placed around the tower, and the current plan shows a six foot fence with barbed wire atop for a total of seven feet.

Mr. Brenner stated that after receipt of approval from the Zoning Hearing Board and the Township Supervisors, Verizon plans to move forward with the project as soon as possible, that it was an urgent site for the Company.

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

- 1) Will need an eight foot fence to surround the structure.
- 2) Will need Zoning Hearing Board approval of the Special Exception and Variance request prior to the Supervisors' approval.
- 3) On Cover Page, need to change the stated "Potter County" to "Bradford County".
- 4) On Cover Page under Zoning, need to state Woodland Conservation for the zoning designation.

Check #100455214 from Nixon Peabody dated March 13, 2015 in the amount of Three Hundred (\$300.00) Dollars was received by the Zoning Office for filing fee on March 17, 2015 along with Check #100455210 in the amount of Twenty-five (\$25.00) Dollars made payable to Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to recommend preliminary/final plan approval to the Supervisors, contingent on a Decision of approval from the Zoning Hearing Board, for the Supervisors meeting to be held on Wednesday, April 29, 2015 second by Scot Saggiomo, and motion unanimously carried.

A letter will be sent to the Zoning Hearing Board that there is no adverse comment to the application.

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Motion by Clif Cheeks to approve the Minutes of March 2, 2015 as read, second by Ron Reagan, and motion unanimously carried.

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

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 4, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 4, 2015 at 7:02PM by Chairman, Scot Saggiomo.

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

NOMAC HOUSING & TRAINING FACILITY #15-6

Michael D. O'Connell, P.E. of Larson Design Group was present on behalf of the applicant, Chesapeake Land Development Company, LLC c/o Tony R. Blasier, and submitted ten (10) copies of a Final Plan dated April 6, 2015 and received by the Zoning Office on April 10, 2015 for a land development located on Lamoka Road. Parcel is zoned Residential Suburban. Application for review and Narrative was received by the Zoning Office as well.

Narrative states that the project consists of a self-contained housing and training complex for a maximum of 276 residents in five dormitory style buildings, six additional buildings that provide support for the residents including a cafeteria, training building, two recreational buildings, recreational ball field and a laundromat. There can be as many as 30 to 40 persons employed at the facility, the project occupies approximately 8.3 acres of a 13.087 acre parcel as shown on the site plan.

Access/egress to the project is provided through the installation of new drives on Lamoka Road, minor utility extensions were constructed to serve the facility as noted on the Plan.

The majority of the development area is covered with buildings, gravel, or paved surfaces with the remainder of the parcel being maintained lawn or open space. Stormwater management has been addressed through a combination of subsurface infiltration (drywells), open swales, and basins.

Check #5261921 from Chesapeake Operating, LLC dated April 8, 2015 was received in the amount of Three Thousand Seven Hundred and no/100 (\$3,700.00) Dollars for the filing fee and received by the Zoning office on April 13, 2015 along with Check #5261925 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Clerk for the review fee.

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

1. A light pole, and five sheds not shown need to be added to the Plan.
2. Six drywells need the BMP's removed.

Motion by Clif Cheeks to recommend approval of the Final Plan to the Supervisors at their meeting to be held on May 27, 2015 contingent on resolution of the deficiencies, second by Marion Carling, and motion unanimously carried.

ROAD "B" (KING LANE) FINAL PLAN

Michael D. O'Connell, P.E. of Larson Design Group submitted on behalf of Chesapeake Land Development, LLC the Final Plan as-builts which were previously received by the Zoning Office on October 10, 2014. Mr. O'Connell explained that the deficiencies discussed in the meeting of the Planning Commission on November 3, 2014 had not been addressed due to the winter conditions. He was therefore submitting this Plan to move forward with the approval of Road "B" (King Lane) by the Supervisors as per the letter from Robin Smith, Township Secretary, dated March 9, 2015 regarding the dedication of Road B as constructed. The following corrections needed to be made to the Plan prior to preparing the Deed as follows:

1. Five (5) driveways off the road on the north side need to be shown on the Plan.
2. Across from the Seaboard development, a rock lined channel on the south side of the road need to be shown on the Plan.

Motion by Clif Cheeks to approve the Minutes of April 6, 2015 with the exception of a correction on Page 2, paragraph 6, second by Scot Saggiomo, and motion unanimously carried.

The meeting was adjourned at 7:40PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 1, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, June 1, 2015 at 7:01PM by Chairman, Scot Saggiomo.

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

JOAN E. MACAFEE #15-7

Joan Macafee was present with Chris Gilbert, ReMax Realtor, and presented eight (8) copies of survey plan dated February 2013-May 2015 prepared by Duane E. Wetmore, PLS, and received by the Zoning Office on May 11, 2015 for a six-lot subdivision located on the east and west side of US Route 220 and on the north side and south sides of Macafee Road. Lots are zoned Commercial, Agricultural, Industrial and Rural Center. Application for review, Project Narrative and copy of a Quit Claim Deed was received by the Zoning Office on this date as well.

Check #3975 from Joan Macafee dated May 11, 2015 was received by the Zoning Office in the amount of Three Hundred fifty (\$350.00) Dollars for filing fee, along with Check #3976 in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

No formal review was done for the subdivision, however, the Planning Commission made comments to the applicant for the survey plan which was submitted as follows:

1. Setbacks need to be labeled on all maps.
2. Need to distinguish between floodplain and floodway, and they need to be marked on the map.
3. Need to show contours on all the maps and to label them.
4. Need the signature of the Owner on the map.
5. Right-of-ways and pavement width need to be clarified and labeled on the map.
6. Need clarification of sewage planning from Bradford County Sanitation.
7. Need "will serve" letters for utilities.
8. Need wetland delineation if it exists or a comment if it does not exist.

The applicant was advised to submit the corrections to the Zoning Office by June 19, 2015 if possible to be scheduled for the July meeting of the Planning Commission for a formal review.

**AUSTIN EXCAVATING/ATCHISON SAND & GRAVEL MINE - CONDITIONAL
USE REVIEW**

Letter dated May 28, 2015 was received from the Athens Township Supervisors requesting a planning review of the above Conditional Use Hearing application for a gravel mine operation located off Wildwood Road.

The Planning Commission agreed they would first like to view the location prior to reviewing the application and making comments. The hearing for this application is scheduled for July 15, 2015 at 6PM. They would make arrangements to go as a group prior to the next regular meeting on July 6, 2015.

Motion by Clif Cheeks to approve the Minutes of May 4, 2015 as read, second by Marion Carling, and motion unanimously carried.

The meeting was adjourned at 8:05PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
July 6, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, July 6, 2015 at 7:04PM by Vice Chairman, Clif Cheeks.

Present: Clif Cheeks, Marion Carling, Ron Reagan, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Scot Saggiomo was out of town. All others in attendance signed a sign-in sheet hereby attached.

ROBERT/THOMAS CONWAY t/a INDUSTRIAL ELECTRONICS #15-8

Bruce Benish of Benish Surveying presented (8) copies of the as built dated April 20, 2015 for a Final Plan application received by the Zoning Office on June 15, 2015 along with an Application for Review.

Check #2889 from Bruce Benish Surveying dated June 17, 2015 and was received by the Zoning Office on June 18, 2015 in the amount of Three Hundred (\$300.00) Dollars for filing fee, along with Check #2888 in the amount of Twenty-five and no/100 (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Motion by Ron Reagan to review for Final Plan approval, second by Marion Carling and motion carried. Motion by Ron Reagan to recommend approval to the Supervisors of the Final Plan at their meeting to be held on July 29, 2015, second by Marion Carling and motion unanimously carried.

Chesapeake Gravel Laydown Yard (Formerly CAMCO Site)

Michael D. O'Connell of Larson Design Group presented the as built for the Chesapeake Complex explaining that he had met the deficiencies which were stated by the Planning Commission in the meeting of November 3, 2014. He submitted the Final Plan as built dated January 13, 2015 and received by the Zoning Office on June 15, 2015.

Check #108 from Michael D. O'Connell dated June 17, 2015 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Review of the as built and receipt of the final review as stated by Ed Reid, Zoning Officer, dated June 30, 2015. Motion by Ron Reagan to recommend approval to the Supervisors of the Final Plan at their meeting to be held on July 29, 2015, second by Marion Carling, and motion unanimously carried.

Chesapeake Final Plan, Phase 5 #11-23

Michael D. O'Connell of Larson Design Group presented the as built's dated January 13, 2015 and received by the Zoning Office on June 15, 2015.

Check #112 from Michael D. O'Connell dated June 16, 2015 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Review of the as built's and receipt of the final review as stated by Ed Reid, Zoning Officer, dated June 30, 2015. Motion by Ron Reagan to recommend approval to the Supervisors of the Final Plan at their meeting to be held on July 29, 2015, second by Marion Carling, and motion unanimously carried.

Chesapeake Final Plan, Phase 4 #11-24 (Office building)

Michael D. O'Connell of Larson Design Group presented the as built's dated January 13, 2015 and received by the Zoning Office on June 15, 2015.

Check #111 from Michael D. O'Connell dated June 17, 2015 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Review of the as built's and receipt of the final review as stated by Ed Reid, Zoning Officer, dated June 30, 2015. Motion by Marion Carling to recommend Final Plan approval to the Supervisors at their meeting to be held on July 29, 2015, second by Clif Cheeks and motion unanimously carried.

Chesapeake Final Plan, Phase 3 #11-08

Michael D. O'Connell of Larson Design Group presented the as built's dated January 13, 2015 and received by the Zoning Office on June 15, 2015.

Check #110 from Michael D. O'Connell dated June 17, 2015 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Review of the as built's and receipt of the final review as stated by Ed Reid, Zoning Officer, dated June 30, 2015. Motion by Clif Cheeks to recommend Final Plan approval to the Supervisors at their meeting to be held on July 29, 2015, second by Ron Reagan and motion unanimously carried.

Chesapeake Final Plan, Phase 2 #11-16

Michael D. O'Connell of Larson Design Group presented the as built's dated January 13, 2015 and received by the Zoning Office on June 15, 2015.

Check #109 from Michael D. O'Connell dated June 17, 2015 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Review of the as built's and receipt of the final review as stated by Ed Reid, Zoning Officer, dated June 30, 2015. Motion by Ron Reagan to recommend Final Plan approval to the Supervisors at their meeting to be held on July 29, 2015, second by Marion Carling and motion unanimously carried.

Chesapeake Final Plan, 4-lot Subdivision

Michael D. O'Connell of Larson Design Group presented the as built's dated September 22, 2014 and received by the Zoning Office on June 15, 2015.

Check #107 from Michael D. O'Connell dated June 17, 2015 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Review of the as built's and receipt of the final review as stated by Ed Reid, Zoning Officer, dated June 30, 2015. Motion by Ron Reagan to recommend Final Plan approval to the Supervisors at their meeting to be held on July 29, 2015, second by Marion Carling and motion unanimously carried.

AUSTIN EXCAVATING/SAND & GRAVEL MINE-CONDITIONAL USE REVIEW

A site visit was done by the Planning Commission on June 16, 2015 and after a formal review of the application would like to recommend to the Supervisors the following comments:

- 1) Recommend to the Supervisors that they re-examine the weight limit on Wildwood Road for posting and bonding.
- 2) Concerned with the noise and dust of the operation.
- 3) Would like an explanation for the haul road in the northwest corner of the Plan.

- 4) Would recommend no activity on Saturdays, Sundays or holidays or after 6:00PM.
- 5) Would question any potential impact on neighboring wells.
- 6) Would like an explanation of the drainage areas, Section F & G of the Plan.

Motion by Clif Cheeks to approve the Minutes of June 1, 2015 as read, second by Marion Carling, and motion unanimously carried.

The meeting was adjourned at 9:12PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 14, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, September 14, 2015 at 7:01PM by Chairman, Scot Saggiomo. Scot Saggiomo introduced and welcomed Jason Rogers, the new member of the Planning Commission.

Present: Clif Cheeks, Marion Carling, Jason Rogers, Ed Reid, Zoning Officer, and Secretary, Elaine Daddona. Ron Reagan arrived later at 7:14PM. All others in attendance signed a sign-in sheet hereby attached.

GARY W./SANDRA L. DEVOE #15-8

Patrick Grimes, PLS of JHA Companies presented (8) copies of a survey plan dated May 11, 2015 for a Preliminary/Final Plan application for a two-lot subdivision located on McCardle Road, zoned Agricultural/Woodland Conservation along with a Project Narrative, Parent tract Deed, Sewage Planning information and Non-Building Waiver for Lot 2, Right-of-Way Maintenance Agreement, notarized letter of representation, and received by the Zoning Office on August 24, 2015.

Check #1225 from Gary W. and Sandra L. Devoe dated August 21, 2015 was received by the Zoning Office on August 25, 2015 in the amount of One Hundred fifty (\$150.00) Dollars for filing fee, along with Check #1135 in the amount of Twenty-five and no/100 (\$25.00) Dollars dated August 2, 2015 made payable to the Bradford County Treasurer for the review fee.

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

- 1) Need to list and initial the cart path by the Surveyor on the Plan.
- 2) Lack of Sewage Planning Module from Bradford County Sanitation Office.

Motion by Marion Carling, second by Clif Cheeks to recommend approval to the Supervisors of the Preliminary/Final Plan at their meeting to be held on September 30, 2015 at 7:00PM contingent on resolution of the deficiencies, and motion carried with Ron Reagan abstaining.

RYAN P./AMANDA J. FENTON #15-9

Dillon Marino of Navarro & Wright presented (8) copies of a survey plan dated August 24, 2014 along with a Preliminary/Final

Subdivision Plan application for a one-lot subdivision, Lot#2 to become part and parcel to Lot#1 of Craig A. Wilkinson located at 271 Wilkinson Lane, zoned Woodland Conservation. Also received was a Location Map, Project Narrative, copy of the Deed and received by the Zoning Office on August 24, 2015.

Check #1546 of Ryan Fenton dated August 21, 2105 in the amount of One Hundred twenty-five and no/100 (\$125.00) Dollars for filing fee was received by the Zoning Office on August 25, 2015 along with Check #1547 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Project Narrative states that Mr. Wilkinson currently owns an existing 20.285 acre lot with a house, outbuildings, well and septic system. Mr. Wilkinson is proposing to subdivide 10.01 acres off of the existing tract to create Lot#2 which is to become part and parcel to Lot#1 owned by Ryan and Amanda Fenton. Lot#1 is 3.156 acres with an existing residential home, well and septic disposal area serviced by an existing driveway. Lot#2 is to be 10.01 wooded acres and will become part and parcel to Lot#1. Lot#3 is the remaining lands of Craig A. Wilkinson with an existing residential home, well and septic disposal area served by an existing driveway with outbuildings. The balance of the remaining lot will be 10.275 acres. The Fentons have a 50 foot right-of-way existing and in use.

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

1. Need a letter from the surveyor that the pins were set and the date they were set for the file.

Motion by Clif Cheeks to recommend Preliminary/Final Plan approval to the Supervisors at their meeting to be held on September 30, 2015 at 7:00PM contingent on resolution of the deficiency, second by Marion Carling, and motion unanimously carried.

CONDITIONAL USE REVIEW FOR TREHAB/GATEWAY COMMONS

Letter dated July 29, 2015 and received from the Athens Township Supervisors requested a planning review of the above Conditional Use Hearing application for a land development located off Gateway Industrial Park Road for a proposed 40-unit townhouse development on their 32.24 acre parcel.

Dave Young, P.E. of JHA Companies presented an overview of the proposed land development prior to the review of the Planning Commission. He explained that a 15-acre parcel is being subdivided from the parent parcel to be developed and that the rest of the parcel

is not being developed at this time. It is proposed for forty (40) units of townhouses contained within ten (10) buildings. There is a community building for recreational activities for the residents, a playground and Pavilion area. They are waiting to hear from the Department of Environmental Protection on the soil content of the land development. He also explained that the applicant is requesting two waivers from the SALDO (1) a 100-foot centerline radius instead of the 200-foot centerline radius which is required by the Ordinance; and (2) a waiver not to have to put curbing around the development as they want to eliminate that to allow for drainage and instead plan to install curbing in front of the units. Mr. Young stated that pending approval of the Supervisors, construction is proposed for the Spring.

The Planning Commission reviewed this application and will comment to the Supervisors the following:

- 1) Have concern about the additional traffic which will be generated on Wolcott Hollow Road and State Route 220.
- 2) There were no adverse comments to the Waiver requests.

CONDITIONAL USE REVIEW FOR NHS BRADFORD

Letter dated August 17, 2015 from the Athens Township Supervisors requested a Planning review of the Conditional Use application of NHS Bradford for a proposed group home to house three (3) persons plus staff located at 200 Weaver Road.

No one appeared on behalf of NHS Bradford for the review of this application.

The Planning Commission reviewed the application and will comment to the Supervisors the following:

- 1) No representative was present for questions of the Commission.
- 2) There were no adverse comments to this application.
NOTE: The Lease Agreement in the file states that the property is located in Athens Borough.

Motion by Clif Cheeks to approve the Minutes of July 6, 2015 as read, second by Ron Reagan, and motion unanimously carried.

The meeting was adjourned at 9:25PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

October 5, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, October 5, 2015 at 7:03PM by Chairman, Scot Saggiomo.

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

NORTHERN TIER SITE CONTRACTORS, LLC #15-10

Christopher L. Wood, Engineer for Hunt Engineers, along with Jon Sindoni who is a partner at Northern Tier Site Contractors, presented (8) copies of an Overall Sketch Plan dated September 14, 2015 for a proposed site development of a Contractor Office/Shop to be developed in two phases located on a 10.5 acre parcel of land off of Shepard Road. The project area is zoned Industrial District which allows for contractor offices, shops and yards. The proposed development will include an approximately 4,815 square foot Office/Shop developed under Phase I and 12,000 square foot Contractor Shop, contractor storage and associated site improvements.

Chris Wood explained that the first phase would consist of office space and a small equipment shop, as well as the storm water management for both phases and the second phase would be constructed within five years and feature a larger 12,000 square-foot equipment shop and a gravel area. The site would also have a parking lot for its employees and two access drives off Shepard Road according to the plans.

Jon Sindoni stated that the proposed office would accommodate planned growth of the business, and it is anticipated that the number of employees would grow from 10 to about 30 by the time construction is complete. The shop would allow staff to perform maintenance on heavy equipment. He also stated that though the site would have some large truck traffic, the equipment would be at the job sites most of the time. He stated that currently the equipment is kept at a farm the Towanda area while he runs the business from an office inside his home.

It was stated that the site would have minimal lighting around the outside of the building and parking lot, that loud noise would not be expected most of the time due to the limited amount of time the equipment would be on the site.

The sketch plan shows granite curbs, grass lawn and landscaping, and Mr. Sindoni stated that the plan is for a professional appearance such as a lawyer's office. He said the firm has been in operation for

about three and a half years and in that time has constructed several commercial projects both locally and in the New York area.

Chris Wood stated that the Sketch Plan is submitted in two Phases, but one application, due to the fact that they would need to obtain an occupancy permit for Phase One before Phase Two is completed. Ed Reid, Zoning Officer, stated that Phase One and Phase Two would have to be two separate applications so the company could occupy the Phase One building. He hoped to submit a formal Plan for approval for the November Planning Commission meeting.

JOAN E. MACAFEE #15-7

Joan Macafee was present with Chris Gilbert, ReMax Realtor and presented eight (8) copies of survey plan revised April 2015 and prepared by Duane E. Wetmore, PLS and received by the Zoning Office on September 16, 2015 for a six-lot subdivision located at 27633 Route 220. Lots are zoned Commercial, Agricultural, Industrial and Rural Center. This plan was informally reviewed by the Planning Commission on June 1, 2015 and the applicant was given a list of comments to be addressed prior to submitting for a formal review of the Planning Commission.

Motion by Clif Cheeks, second by Ron Reagan to review for preliminary/final plan approval. A checklist was completed and the following deficiencies were noted:

- 1) Need signature of surveyor that the pins have been set upon final plan approval.
- 2) Need setbacks corrected on the Cover Page and detail sheets to 25 on the west end of Lot#6 and to 25 on the west end of Lot#3.
- 3) Need sewage plan approval from Bradford County Sanitation and the PA DEP.
- 4) Need a letter from the Archaeological Conservancy that they will maintain the easement from State Route 220.

Motion by Clif Cheeks, second by Jason Rogers to recommend preliminary/final plan approval contingent upon resolution of the deficiencies, to the Supervisors at their meeting to be held on October 28, 2015 at 7:00PM, and motion unanimously carried.

Motion by Ron Reagan to approve the Minutes of September 14, 2015 as read, second by Jason Rogers, and motion unanimously carried.

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ATHENS TWP. PLANNING COMM'N
October 5, 2015

The meeting was adjourned at 8:35PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
November 2, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, November 2, 2015 at 7:00PM by Chairman, Scot Saggiomo.

Present: Scot 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.

GATEWAY COMMONS #15-11

David Young, P.E. of JHA Companies, was present along with Dennis Phelps, Executive Director of Trehab, Inc. and presented (8) copies of a survey plan dated October 12, 2015 for a Preliminary/Final Plan application for a two-lot subdivision located on Gateway Industrial Park Road, zoned Residential Suburban along with an Application for Review, Project Narrative, parent tract Deed, Sewage site investigation and Percolation report, Utility availability letters, notarized letter of representation, and received by the Zoning Office on October 12, 2015. The project site consists of 39.02 acres.

Narrative states that this subdivision application is submitted simultaneously with the land development to divide fifteen acres from the eastern portion of the parent tract. The eastern parcel is where the development will occur and will be accessed directly off of Gateway Industrial Park Road (T-319). Currently the entire site is vacant with slightly over half of the development parcel meadowland use and the rest of the parcel wooded. While there are wetlands on the site, there are no streams on the site. Murray Creek is just off site from the southwest site corner. While the site is bordered on the east by Gateway Industrial Park Road, the uses to the north and south of the site are residential in nature. The remainder of the vacant parent tract borders the site on the west.

Check #199406 from Trehab, Inc. dated August 20, 2015 was received by the Zoning Office on October 13, 2015 in the amount of One Hundred fifty (\$150.00) Dollars for filing fee, along with Check #6797 from Dennis Phelps in the amount of Twenty-five and no/100 (\$25.00) Dollars dated October 12, 2015 made payable to the Bradford County Treasurer for the review fee.

Motion by Clif Cheeks to review for Preliminary/Final Plan approval, second by Marion Carling and motion unanimously carried. A checklist was completed and the following deficiency was noted:

- 1) Lack of Sewage Planning information on Lot#1 from the Bradford County Sanitation Office.

Motion by Ron Reagan, second by Clif Cheeks, to recommend approval of the Preliminary/Final Plan to the Supervisors at their meeting to be held on November 18, 2015 at 7:00PM, contingent on resolution of the deficiency, and motion unanimously carried.

GATEWAY COMMONS (TREHAB, INC.) #15-12

Dave Young, P.E. of JHA Companies, was present along with Dennis Phelps, Executive Director of Trehab, Inc. and presented (8) copies of of a Site Plan dated October 12, 2015 for a Preliminary Land Development application located on Gateway Industrial Park Road, zoned Residential Suburban along with an Application for Review, Project Narrative, Project site Deed, NPDES cover letter and application, E&S Sediment Control Report, Post Construction Storm water Management Report, Project Cost estimate, Project Schedule, Notarized letter of representation, utility "Will Serve" letters, Road Occupancy Permit Application, Sewage documentation, and Wetlands report received by the Zoning Office on October 12, 2015.

Project Narrative states that the project is being developed by Trehab with forty townhouse units in ten buildings and a separate community building. Townhouses are classified as single-family attached dwelling structures (SFDS) in the Township Zoning Ordinance. An SFADS development is classified as a Conditional Use in the RS District according to the Zoning Ordinance Section 303. The conditional use for the site was approved on September 16, 2015 by the Athens Township Supervisors.

Trehab is the developer of the project site, however, the legal owner of the development parcel is the Endless Mountains Community Development Corporation, Inc. This corporation is a subsidiary of Trehab.

The project site will connect to the gas, electric, water and sewer systems that front the site on Gateway Industrial Park Road. The storm water management for the site will be handled through the installation of storm water infiltration trenchesbio-retention cells and a detention basin. Solid waste generated at the site will be collected in a dumpster in the southeast corner of the site and picked up by a local contractor. It will be served by three private roads and have 90 parking spaces, according to Dave Young of JHA Companies.

Amenities at the site will include a sidewalk system that will create an effective walking trail for residents, a pavilion that overlooks the woods and wetlands on the site, and a playground/recreation area.

The complex consists of ten (10) townhouse buildings, each containing between three and five units. The one, two and three-bedroom units will have no age or income restrictions. Four of the units would be equipped for handicapped tenants.

The non-profit housing development agency is funding the \$11 million project partially through a private investor according to Dennis Phelps, Executive Director of Trehab, Inc. The project has also received tax credits and loans from the State's housing finance authority.

Check #199404 of Trehab, Inc. dated August 20, 2105 in the amount of One Thousand Two Hundred and no/100 (\$1,200.00) Dollars for filing fee was received by the Zoning Office on October 13, 2015 along with Check #199405 in the amount of Five Thousand and no/100 Dollars for the Engineer review fee and Check #199409 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

Skip Schneider of CEI Engineers, Athens Township Review Engineer, was present and reviewed his letter of comments to the Land Development application with Dave Young of JHA Companies, a copy is hereby attached. Discussion followed with the Planning Commission which included questions and concerns of Mel and Sue Fahnestock who live north of the development and their parcel contains a three-acre pond. They were concerned that the tenants, particularly children, who might wander onto their property in the area of the pond and stated they had previously had experiences with other nearby neighbors accessing the pond. Dennis Phelps of Trehab explained that the development would employ an on-site Manager to address any problems such as uninvited access to the pond and also stated they would be installing a six-foot high stockade fence. Mr. Fahnestock wanted some sort of guarantee from the applicant that they would take care of this issue and their concerns, and Mr. Phelps stated that they would do all they could to see that their concerns were handled.

Bob Birks, Athens Township Fire Chief, was present and stated that he wants to be involved in the final location of the fire hydrants and wanted them in a different location than that which appeared on the plan submitted.

Mr. Phelps stated that the development Manager would be on site five days a week, that there would be a contract for snow removal and a maintenance person to take care of the grounds. He was asked about the hours of operation for the Community Center, and he stated that the Center was for the tenant's use and there would be no set timetable for use by the tenants. There would be no lighting on the playground, and lighting would be shown on the front and rear of the buildings.

The Planning Commission set the date of Monday, November 16, 2015 for Dave Young of JHA Companies to return the revised plans for a formal review and recommendation at the December meeting.

Gary R. Burcher, P.E. of Keystone Consulting & Associates, LLC was present with Michael Kelly of Senior Health Care Solutions, LLC and presented (7) As-Built Site Plan/Final Land Development Plans for the 40-bed Addition of Sayre Health Care Center, date of revision on August 11, 2014 prepared by Tad W. Moser. P.E., and received by the Zoning Office on October 12, 2015 along with an Application for Review, Project Narrative, copy of Storm water Maintenance Agreement and recording receipt.

Check dated October 12, 2015 from Senior Health Solutions LLC in the amount of Four Thousand Eight Hundred seventy-five (\$4,875.00) Dollars was paid for filing fee, and Check #5926 from Keystone Consulting & Associates dated October 13, 2015 in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer was paid for review fee. The fee for the Engineer review fee would be deducted from the funds received in escrow for this Plan.

Skip Schneider, Athens Township Review Engineer, reviewed the comments with Mr. Burcher and the Planning Commission, a copy of the review comments hereby attached.

Mr. Burcher agreed to return the corrected As-Builts to the Zoning Office by November 13, 2015 to be considered for approval by the Athens Township Supervisors at their November 18, 2015 meeting. Motion by Clif Cheeks, second by Marion Carling, to recommend approval to the Supervisors, contingent on resolution of the deficiencies, at their meeting to be held on November 18, 2015 and motion unanimously carried.

Motion by Jason Rogers to approve the Minutes of October 5, 2015 as read, second by Ron Reagan, and motion unanimously carried.

The meeting was adjourned at 9:10PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 7, 2015

The regular meeting of the Athens Township Planning Commission was called to order on Monday, December 7, 2015 at 7:00PM by Chairman, Scot Saggiomo.

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

ROY B. HAWKINS #15-13

Bruce Benish of Benish Surveying was present on behalf of Roy S. Hawkins and presented eight (8) copies of a survey plan dated November 13, 2015 along with a Preliminary/Final plan application for a two-lot subdivision located at 4441 Wilawana Road, zoned Residential Suburban. Application for review was received by the Zoning Office on November 16, 2015 along with a Narrative, and Copy of Deed.

Check #2904 from Bruce Benish Surveying was received by the Zoning Office on November 16, 2015 in the amount of One Hundred fifty (\$150.00) Dollars for the filing fee, along with Check #2905 from Bruce Benish Surveying in the amount of Twenty-five (\$25.00) Dollars made payable to the Bradford County Treasurer for the review fee.

No letter of representation was submitted by the surveyor who explained that Roy S. Hawkins, the owner of the property, was in Florida and would not be returning until December 24, 2015.

Motion by Clif Cheeks to review for Preliminary/Final plan, second by Jason Rogers, and motion unanimously carried. A checklist was completed and the following deficiencies were noted:

- 1) Needs a letter from the utilities, electric, water and sewer regarding availability of service.
- 2) Needs signature of the Owner on the Plan.
- 3) Needs the lot numbers added to Plan.
- 4) Needs the signature of the surveyor on the Plan.

Motion by Marion Carling, second by Jason Rogers to recommend approval to the Supervisors at their meeting to be held on December 16, 2015 at 7:00PM, contingent on resolution of the deficiencies.

GATEWAY COMMONS (TREHAB, INC.) #15-12

Dave Young, P.E. of JHA Companies submitted eight (8) copies of a revised Preliminary Land Development plan dated initial October 12, 2015, received by the Zoning Office on November 16, 2015 along with a response letter and associated documentation.

Dave explained that he had submitted a request to the Supervisors at their meeting held on November 18, 2015 for three more Waivers for the development, listed below:

- 1) Our Ordinance has a higher formula for calculating rainfall dated than NOAA's formula. He would like to use the NOAA formula and requests a waiver from the Ordinance requirements.
- 2) Our Ordinance requires maximum slopes of 3:1 and he requests a waiver from the requirements of our Ordinance to 2:1 slopes in two areas.
- 3) Our Ordinance requires 4ft shoulders on the access drive and he would like a waiver to only have 1ft shoulders. He said trailer parks don't have to have 4ft shoulders so he is requesting this waiver from the Ordinance requirements.

The Supervisors granted all three waiver requests contingent upon the review Engineer's comments regarding the stormwater.

Skip Schneider, Township review Engineer, presented a letter dated November 30, 2015 which addressed his comments to what had been submitted to him for review, a copy is hereby attached. Dave Young stated what had been done to address the deficiencies to this date and requested conditional approval to meet a January closing date for financing on the 40-unit project. Trehab, a non-profit housing development agency is funding the \$11 million project from both a private investor and tax credits and loans from the Pennsylvania Housing Finance Authority.

Dave explained that one change to the plans includes the relocation of two planned fire hydrants to the serve the complex due to the fact that Aqua PA requested that the hydrants be moved closer to the road and the Fire Chief agreed as well since they had worked together to determine the best place for the hydrants. He also stated they were waiting for approval from the Athens Township Authority regarding the sewer.

Dave also explained that the plans had been modified to reduce the footprint of a trail that had been planned for a northern wetland portion of the property, that the trail was "greatly reduced" at the request of the neighboring property owners Mel and Sue Fahnstock who were concerned about tenants being able to access a pond on their

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property. Mr. Young further stated that the loop trail would be mowed only and the surrounding areas would not be maintained, and could not be completely removed due to the fact that financing includes a proposal to include the trail and removing the trail would jeopardize the funding source. Scot Saggiomo stated that the trail's footprint is definitely smaller than previously proposed.

Dave stated that Trehab agrees to place a six-foot fence along part of the property to block the pond's view from the playground area, but that further measures would be restricted by the disturbance of the wetlands. He stated that they would be able to connect the six-foot fence with the four-foot fence proposed in the plan, as the Planning Commission questioned the gap between the fencing proposed on the plan. Mrs. Fahnstock was present at this meeting and thanked Dave for listening to their concerns and addressing them to the best of their ability. She stated she feels this will make a big difference.

Dave Young explained that he felt most of the review Engineer's deficiencies had been addressed, but Skip Schneider stated that he should be able to approve the corrections, as long as they were very straightforward, between now and the Supervisor's meeting to be held on December 16, 2015. Dave explained that they would at least need "conditional approval" from the Supervisors in order to move forward with the project.

Motion to review for Preliminary Plan by Jason Rogers, second by Marion Carling, and motion unanimously carried. A checklist was completed and the following deficiencies noted:

- 1) The deficiencies listed in Skip Schneider's letter from CEI Engineers dated November 30, 2015 need to be addressed.
- 2) Need a letter from Aqua PA and Athens Twp. Volunteer Fire Company that their requirements have been met.
- 3) Need a letter from the Athens Township Authority regarding the Plan.

COMMENT: Need letter regarding the intention of the owners that they agree to meet the request of the adjoining owner to continue with the 4ft fence on the plan.

Motion by Clif Cheeks, second by Jason Rogers to recommend Preliminary Plan approval to the Supervisors at their meeting to be held on December 16, 2015 at 7:00PM contingent on resolution of the deficiencies, and motion unanimously carried.

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The dates of the meetings for 2016 were planned and are as follows: January 11, February 1, March 7, April 4, May 2, June 6, July 11, August 1, September 12, October 3, November 7 and December 5, 2016.

Motion by Clif Cheeks to accept the Minutes of November 2, 2015 as read, second by Marion Carling, and motion unanimously carried.

The meeting was adjourned at 8:25PM as there was no further business to discuss.

Respectfully submitted,

Elaine Daddona, Secretary