

**NEWTON TOWNSHIP
PLANNING COMMISSION MEETING
May 27, 2010**

Members Present-- Scot Haan, Karen Lilik, Al Parsells, Tom Sartori, John Stempfoski, Gregg Raino and James Norton

In Attendance-- Francine Miller, Secretary

Meeting called to order at 7:30 PM with the Pledge of Allegiance to Flag.

Correspondence:

Announcement:

General Meeting

Minutes: Parsells motioned to accept the minutes of the April 28, 2010 Meeting, 2nd by Raino. Motion voted, all in favor.

New Business:

Kessler Lot-Line Adjustment: The surveyor, Kevin Karsnak, was present to discuss the plans for George Kessler in Hidden Valley Development. Some time in the future, Mr. Kessler plans on putting a pole barn on this additional property. Commission stated that the plans will be sent to the County for review. **Motion by Stempfoski to accept the plans and send to the County, 2nd by Sartori. Motion voted, all in favor.**

Grace Hill Land Development: Tom McLane, Engineer, was present with Mr. Ricchione to discuss a sketch plan for the land development of the old Landseidel property. The property is zoned as C-2 and these plans show they exceed the setback requirements. This land development is primarily for warehousing but future plans are to also use for manufacturing, though, Mr. McLane stated the business would not be considered manufacturing. Haan advised that they will need a conditional use hearing. There was also discussion that the plans need to show the square footage for all the buildings proposed and existing.

Countryside Community Church: Mr. Rock Stahovic of Burkavage Design Assoc. was present along with a few members of the church with a sketch plan of land development for the new church to be located on Orchard Drive.

Unfinished Business

Kelly Subdivision: Letter from the Kelly's was received stating that they only wish to have Lot #1 remain light commercial and none of the other lots. DEP letter was received stated that

approval from them is not necessary as the developer and the Township has signed off. Letter from Lackawanna County Planning Commission was received granting approval. Engineers review has not yet been received. **Motion by Raino to recommend the Supervisors deny the approval of the subdivision unless a letter from the Kelly's is received granting an extension of time for all reviews, 2nd by Parsells. Motion voted, all in favor.**

Gilpin Subdivision: Letter from the County was received granting conditional approval. The County was unable to determine the zoning of this property and reviewed it as commercial so their comments were not deemed correct due to the zoning issue. The property is zoned agricultural. Haan will correct the issue with the County. **Motion by Parsells to recommend the Supervisors approve the plans, 2nd by Stemphoski. Motion voted, all in favor.**

Being no public input or further business, **Stemphoski motioned to adjourn, 2nd by Raino. Motion voted, all in favor.** Meeting adjourned, 9:15PM.

Respectfully submitted by Francine Miller.