

Branch Township Planning Commission
P.O. Box 222
Llewellyn, PA 17944
June 12, 1998

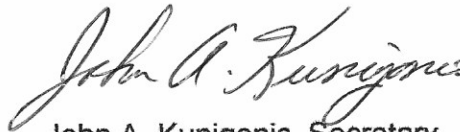
Branch Township Supervisors
P.O. Box 222
Llewellyn, PA 17944

Gentlemen:

The Branch Township Planning Commission held its monthly meeting on June 8, 1998. The meeting concerned the review of the Tellex-Parcel 2 subdivision and the request for variances. The Branch Township zoning board will have a meeting in the future concerning these request for variances. Zoning board chairman, Richard Yutko, is employed by WJP Engineers which is the same firm overseeing the Tellez subdivision. A conflict-of-interest will occur if Mr. Yutko is allowed to vote on this particular variance issue. It is the recommendation of the Branch Township Planning Commission that a qualified impartial person be appointed to replace Mr. Yutko temporarily during voting on the variance issue.

If you have any question concerning this matter, please contact David Bell, chairman of the Planning Commission

Sincerely



John A. Kunigonis, Secretary
Branch Township Planning Commission

Branch Township Planning Commission
Llewellyn, PA 17944
June 12, 1998

Richard N. Yutko
Branch Township Zoning/Hearing Board
Llewellyn, PA 17944

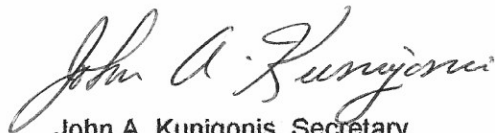
Dear Richard:

The Branch Township Planning Commission held a meeting on June 8, 1998. The meeting pertained to the Tellez-parcel 2 subdivision. As noted in the enclosed minutes from that meeting, multiple variances are being requested for each lot. After review of the plan it is the planning commission recommendation that the variances be denied. The reasons for denial and a statement issued by planning commission chairman David Bell are recorded in the minutes.

The planning commission requests that zoning board chairman, Richard Yutko, be abstained from voting on the Tellez subdivision variances hearing. A conflict-of-interest will occur because Mr. Yutko is employed by WJP Engineers, which is the same firm overseeing the Tellez subdivision.

If you have any questions, do not hesitate to contact us.

Sincerely,



John A. Kunigonis, Secretary
Branch Township Planning Commission

BRANCH TOWNSHIP PLANNING COMMISSION

September 1, 1998

Members Present: David Bell, Norman Bertasavage, John Kunigonis

Visitors Present: Gary Ryon

The meeting was held in the Branch Township Memorial Building and opened at 7:10 P.M.

The minutes from the previous meetings of June 8, 1998 were read. Norman Bertasavage made a motion to accept the minutes as read. David Bell seconded the motion and all approved.

Old Business:

Nothing further has been heard concerning the Brennan development.

David Bell update the planning commission on the outcome of the Tellez variance hearing. The Zoning Board denied the request of all the variances and there were futher plans at this time by Tellez

New Business:

The final applications and plans for two Drenzo estate subdivisions along with check #34 in the amount of \$50.00 were presented. The "Bunting Street subdivision" and the "Minersville Highway subdivision" are the the two plans. Gary Ryon from WJP Engineers was present to answer any questions about the subdivision. Both plans call for annexing various parcels to existing properties. There were no plans at this time for any future development. All the existing lots in the plan are within regulations.

Since there was no developing involved and to save time, David Bell sent the plans to the county planning commission for their approval before our meeting. The plans meet all of the township and county requirements. Norman Bertasavage made a motion to accept the plans as presented. John Kunigonis seconded the motion and all approved. The plans will be forwarded to the supervisors.

There was no other new business

The meeting adjourned at 9:30 P.M.


John A. Kunigonis

BRANCH TOWNSHIP PLANNING COMMISSION

December 2, 1998

Members Present: David Bell, Norman Bertasavage, John Kunigonis, Scott Shinkel

Visitors Present: Attorney Michael P. Halacovage, Jeff Tellez

The meeting was held in the Branch Township Memorial Building and opened at 7:10 P.M.

The minutes from the previous meetings of September 1, 1998 were read. Norman Bertasavage made a motion to accept the minutes as read. Scott Shinkel seconded the motion and all approved.

Old Business:

Nothing further has been heard concerning the Brennan development.

The Tellez Parcel 2 Subdivision was submitted along with checks #6078 in the amount of \$25.00 for the township and check #6079 in the amount of \$50.00 for the county. There was an informal discussion on November 4, 1998 concerning this subdivision. The result of that discussion produced the Tellez Parcel 2 subdivision plan.

In the revised plan, all lots will be redesigned as to have access to Rt. 209. To accommodate access to all the lots, lot #2A will be reduced in width but will be increased in depth to keep the square footage approximately the same. An easement was created to allow access over the existing driveway on lots 2A and 2C for access to all the lots. Also on lot #2A, to be within regulations for the setback lines, the entire rear portion of the existing apartment complex will be demolished leaving only the front section intact.

A letter from the township SEO addressed the issue of the drain field on lot #2C. With the demolition of the six units of the apartment complex on lot #2A, the flow to the drain field will be acceptable for both lots 2A and 2C.

Norman Bertasavage made a motion to forward the plans to the county, 2nd by John Kunigonis.

New Business:

Norman Bertasavage raised his concerns about a coal road being constructed behind Llwellyn and West West Terrace and the possibility of a landfill being developed in that area of the township. Norman also raised issues about orderly growth within the township. Both issues and proposed ordinances will be sent to the supervisors. A copy of both proposals are included with these minutes.

There was no other new business.

The meeting adjourned at 8:40 P.M.

John A. Kunigonis

Branch Township Planning Commission
P.O. Box 222
Llewellyn, PA 17944
December 7, 1998

Branch Township Supervisors
P.O. Box 222
Llewellyn, PA 17944

Gentlemen:

The Branch Township Planning Commission held its monthly meeting on December 2, 1998. During that meeting some issues were raised concerning future development in the township. It is the strong recommendation of the planning commission that these issues be taken very seriously and be acted upon quickly.

The planning commission request that the following two statements be read in the minutes of the supervisors meeting:

#1

The Planning Commission strongly recommends the Supervisors of Branch Township take immediate action to enact an ordinance to regulate solid waste disposal within the township. It is recommended that the language of such an ordinance prohibit the establishment, construction, operation or use of any solid waste landfill, incinerator, disposal treatment, handling, storage, or transfer facility which exceeds by a multiple of 10, the daily output of solid waste material generated within the township by residents.

Such an ordinance would allow future establishment of a solid waste facility to serve the needs of the residents of the township while preserving the nature and character of the township in an orderly growth.

#2

It is the recommendation of the Planning Commission that the Township Supervisors amend the Township Planning and Zoning ordinances to double the lot size for all classes of residential lots developed in the future. It is further recommended that the amendment make the descriptions of lot size in both the Planning and the Zoning Ordinances be consistent with each other.

Such action would serve to allow the orderly growth of the township and prevent legal actions based on conflicting requirements in the current planning and zoning ordinances. It would also help insure the availability of an adequate water supply and prevent depletion of the water table, which has been impacted by drought conditions over the years. It would also allow for better control of on-lot sewage for the prevention of pollution of that water supply.

If you have any questions concerning these proposals, please contact David Bell or Norman Bertasavage of the Planning Commission.

Sincerely

John A. Kunigonis, Secretary
Branch Township Planning Commission

Whereas the Branch Township Planning Commission has the responsibility to promote the orderly growth of Branch Township and,

Whereas the unregulated disposal of Solid Waste from outside the township has a potential for negative impact on the quality of life in Branch Township the following recommendation is forwarded to the Branch Township Supervisors.

The Planning Commission strongly recommends the Supervisors of Branch Township take immediate action to enact an ordinance to regulate solid waste disposal within the township. It is recommended that the language of such ordinance prohibit the establishment, construction, operation or use of any solid waste landfill, incinerator, disposal treatment, handling, storage or transfer facility which exceeds by a multiple of 10, the daily output of solid waste material generated within the township by residents.

Such an ordinance would allow future establishment of a solid waste facility to serve the needs of the residents of the township while preserving the nature and character of the township in orderly growth.

Whereas the Branch Township Planning Commission has the responsibility to promote the orderly growth of Branch Township and,
whereas Nature has limited the number of inhabitants a given area of land will sustain and,
Whereas the demand for water and sewage disposal impact on the quality of life of residents of the township, the following recommendation is forwarded to the Branch Township Supervisors for consideration and action.

It is the recommendation of the Planning Commission that the Township Supervisors amend the Township Planning and Zoning ordinances to double the lot size for all classes of residential lots developed in the future. It is further recommended the amendment make the descriptions of lot size in both the Planning and the Zoning Ordinances be consistent with each other.

Such action would serve to allow the orderly growth of the township and prevent legal actions based on conflicting requirements in the current planning and zoning ordinances. It would also help insure the availability of an adequate water supply, prevent depletion of the Water Table, which has been impacted by drought conditions over the years, and allow for better control of on lot sewage disposal for the prevention of pollution of that water supply.