

HALIFAX TOWNSHIP PLANNING COMMISSION

102 Fisher Street

Regular Meeting Agenda

AUGUST 1ST, 2022, 7:00 P.M.

CALL TO ORDER: Chairman Jake Gruver called the meeting to order at 7:00 p.m.

ROLL CALL: Jake Gruver-Chairman, Randy Paul-Co-Chairman, Chad Lebo, and Dwight Hoffman-Secretary, Bruce Warshawsky-Solicitor, Alex Greenly-HRG Engineer, and Ben Warner-Tri-County Regional Planning Commission were present. Flo Mallonee, not present.

REGULAR MEETING AGENDA

APPROVE MINUTES FROM JULY 6TH, 2022 were accepted with an amendment made to the name in Comments of the Floor, a **Motion** made by Co-Chair Randy Paul and seconded by Dwight Hoffman. Vote called. **Motion** carries 3-0-1, Chad Lebo abstaining due to not being present last meeting.

COMMENTS FROM THE FLOOR:

OLD BUSINESS:

- **SEPARATING SALDO, UPDATING TERMINOLOGY, AND TIMELINE:** Tri-County Regional Planning Commissioner Ben Warner completed his review of SALDO and returned his notes to Halifax Township Planning Commission. Solicitor Warshawsky advise that Engineer Alex Greenly is working on the separation of SALDO.
- **SYCAMORE RIDGE LDP:** The July 28th, 2022, Review Letter #3 from HRG, Inc. Engineer Alex Greenly advises that Sycamore Ridge LDP requests 5 waivers: SLDO 502.3 a: Private Streets Prohibited but required to be built to township standards, exempt the curbing requirement and require sidewalks on one side only, initially; SLDO 606: Curbing, except on state roads, SLDO 607: Sidewalk on both sides of the streets, a sidewalk is being proposed only on one side of the roadway. A sidewalk is being proposed outside the Right-of-Way of Peters Mountain Road only between the northern and southern entrances of the proposed development. No curb is proposed. A cross walk to the school property is being explored and plans will be updated pending discussions with PennDOT. No sidewalk is being proposed from the northern entrance to the northern limits of the site due to site constraints (Steep adjacent roadway slopes and adjoining property limit connectivity to the existing sidewalk located in the Borough). A sidewalk from the southern site entrance to Hoffman Drive will need to be constructed once the sidewalk South of Hoffman Drive has been constructed. SLDO 707: Street Lighting, subject photometric sample to a place street lighting at both intersections within the development, and SLDO 513.5 a. III: Street trees at a spacing of 50'. A **Motion** was made by Co-Chair Randy Paul and seconded by Chad Lebo to grant the waivers as stated above, private streets built to township specs., no curbing, sidewalks only on one side internally, conditionally granting the state lights upon review of the photometric review of the pole lights and granting the waiver of the street trees. Vote called. **Motion**

carries 4-0. A **Motion** was made by Co-Chair Randy Paul and seconded by Chad Lebo to recommend conditional approval on the preliminary plans to Board of Supervisors subject to comments remaining not address from the Engineer and the comments are revised. Vote called. **Motion** carries 4-0.

NEW BUSINESS: No new business.

COMMENTS FROM THE FLOOR: David Haas made comments regarding the Sycamore Ridge Plans. Rick Calla, introduce himself as the owner of Rise Street Beverage and now the new owner of the old Sheetz building.

DISCUSSION:

ADJOURNMENT: Motion made by Co-Chair Randy Paul to adjourn at 8:16 p.m. and was seconded by Dwight Hoffman. Vote called. **Motion** carries 4-0.