

**HALFMOON TOWNSHIP**  
**Planning Commission Meeting**  
**June 19, 2012      7:00 pm**

Present: Danelle Del Corso, Bob Eberhart, Larry Fennessey, Jordan Finkelstein, Lorin Nauman, John Stevens, Joe Tylka  
Absent: none  
Others present: D. J. Liggett, CRPA; Susan Steele, Township Manager; Dave Piper, Zoning Officer; Marya and David Schoenholtz, residents; John Sepp, PennTerra; Mark Maloney, Halfmoon Land Company

**1. Call To Order**

Chair Ms. Del Corso called the meeting to order at 7:00 p.m.

**2. Citizen Comments**

none

**3. Approval of June 5, 2012 Minutes**

Motion. Mr. Nauman moved to approve the minutes of June 5, 2012. Mr. Eberhart seconded. Vote: 7-0.

**4. Reports**

a. BOS Update

Ms. Steele stated that the meeting on June 14, the BOS approved the Brown and Shuey subdivisions. They tabled the Friling resolution on OS until the June 28 meeting to ensure there is no mortgage attached. The BOS also passed the Peters OSP application and the Way planning module. The future land use discussion was tabled for a later meeting with a work session also planned. The next BOS meeting will tentatively cover the Maloney re-plot and the Way subdivision plan.

b. Zoning Officer's Report

Mr. Piper stated that all was relatively quiet.

c. CRPC Update

Ms. Del Corso reviewed the June 7 CRPC meeting. The largest discussion item was the DRI process (Development of Regional Impact) to expand the RGB. Calvary Baptist Church owns land on Route 322 just outside the RGB and they are looking to expand public sewer to their area. Future discussions will cover the DRI process itself and potential changes to the process. Ms. Liggett added that if UAJA is approaching capacity, then CRPC suggested reviewing certain properties for removal from the RGB so other properties could be incorporated into the RGB or conserving water to stabilize the amount of wastewater being sent to the treatment plant.

## 5. Halfmoon Land Company Estate Lots – Re-plot

John Sepp, PennTerra Engineering, presented a plan for the re-plot of Lots #3 and #4 of the Estate Lot Subdivision Plan approved by the BOS in 2011. This property is located along Route 550 and the lots are served by a private driveway. The re-plot will change the sizes of Lot #3 (from 5.465 acres to 10.256 acres) and Lot #4 (from 10.015 acres to 5.224 acres) and change the alignment from side-by-side lots to front-and-back lots. This re-plot will also change the sewage disposal area for Lot #4. Mr. Sepp asked if the PC would conditionally approve the plan pending the SEO's review and approval of the planning module, then this re-plot could be submitted to the BOS and the DEP for approval.

Mr. Tylka asked why the re-plot was necessary. Mr. Maloney stated the buyers of Lots #3 and #4 wished to divide the land differently. Ms. Liggett said that by moving the lot line, it necessitated new testing and a new sewage disposal area for Lot #4. Mr. Piper said that DEP is recommending that a new sewage planning module be completed because this is a significant lot line adjustment. Ms. Liggett also said that the parent tract for these four estate lots has a lot of environmental features, including steep slopes, wetland areas, and streams, so that is why additional planning must be done to accommodate the land itself.

Mr. Piper added that because a drip system is planned for these lots, he needs to see enough testing around the site to prove that there is enough area for the system to work effectively. He said that changing soil depths exist on these contoured slopes and there is a lot of shale material in the soil. If untreated effluent gets into the shale, it can contaminate the ground water. Mr. Piper stated that he would be present when the testing occurred.

Mr. Eberhart asked how testing for a drip system differed from testing for a standard system. Mr. Piper said that Pennsylvania also requires the presence of a certified soil scientist to verify a drip system site. Mr. Finkelstein asked why this needed to be done before the testing was completed. Mr. Sepp said the testing could be done concurrently to save time. If the testing showed that more changes needed to be made to the re-plot, Mr. Sepp said it would come back to the PC for further review.

Mr. Tylka asked what Mr. Piper's estimate was if the site would work. Mr. Piper said that he could not predict how it would test because he did not know exactly what was in that soil at those locations. Mr. Fennessey and Ms. Liggett clarified that this is more complicated than a typical lot line amendment because of the sewage site issues. Ms. Liggett also said that she had not seen this re-plot on paper until this time, but discussed the plan with Chad Stafford, PennTerra, on the phone. Her comments concerned minor revisions, and Mr. Franson had no further comments. Motion. Mr. Tylka moved that the PC provide conditional approval of the re-plot based on satisfactory review of the planning module to be submitted and review of the re-plot plans by the CRPA staff. Mr. Nauman seconded. Vote:7-0.

## 6. Matters of Record

- Motion. Mr. Tylka moved to cancel the PC meeting scheduled for July 3, 2012. Mr. Stevens seconded. Vote: 7-0.

- The next PC meeting will be held on July 17. Potential agenda items may include a review of the Gray's Woods Phase 6 Plan in Patton Township (which proposes a storm water facility on the Halfmoon Township portion of the property), a discussion of the fire protection regulations with Steve Bair, Shawn Kauffman, a representative of the Upper Halfmoon Water Company, and a discussion of the Community Facilities and Housing Elements of the Comprehensive Plan. Ms. Liggett asked Mr. Nauman to invite someone from the Warriors Mark Fire Company to attend this PC meeting.
- A regional workshop on the Regional Growth Boundary and Sewer Service Area is scheduled for June 20 at the Millbrook Marsh Nature Center. The workshop will begin with an open house at 6:00 p.m. and will feature a presentation at 7:00 p.m. PC members are encouraged to attend!
- At their May 24 meeting, the BOS requested that the PC move forward with the revisions to the Official Map and incorporate the walking and biking trails discussed during the Town Hall meeting. This will be a future agenda item. Mr. Eberhart asked about the comments from the meeting; Ms. Liggett said she was working on compiling them for the website.

## **7. Adjournment**

Motion. Mr. Tylka moved to adjourn. Mr. Nauman seconded.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,  
Melissa Gartner  
Recording Secretary