

**RICE TOWNSHIP PLANNING COMMISSION
RICE TOWNSHIP MUNICIPAL BUILDING
3000 CHUCH ROAD
MOUNTAIN TOP, PA 18707**

**MINUTES
March 28, 2018**

The regular monthly meeting of the Rice Township Planning Commission was held on Wednesday, March 28, 2018. Chairman, Ray Fedor, called the meeting to order at 7:04 p.m.

ROLL CALL: **Richard Arnold - here**
 Ray Fedor - here
 Tom Romanyshyn - here
 Bob Smith - here
 Paul Ward - here
 Bernard Wasiakowski(alternate)

Also in attendance were: see sign in sheet

Motion by Tom Romanyshyn; seconded by Paul Ward to accept minutes of last meeting (February 28, 2018):

All in favor? Yes

MOTION CARRIED.

Old Business

Review of tentative plan for the PRD as revised as a result of the meeting on February 28, 2018.

Mark McNelis, representing Presidential Lands, noted that the 4 lots on Heslop Road that would require on-lot water and septic systems had been removed from the proposal. After recalculations, this reduced the proposed number of units to 197 from 205. Charles McCormack from the Solicitor's office reviewed and confirmed these changes. McCormack noted the addition of the phases, but also noted that the timing of the phases had not been included, but that such a timetable was required by the Ordinance. The Ordinance calls for an annual review of the schedule, so the understanding is that the time element may change over time. After discussion, the phases would take 3 years each, and will be so noted on the modified plan.

After discussion, Engineer Andrew Pasonick suggested that the map be resubmitted to include a table presentation of the 5 phases, noting the number of units in each and the prospective dates of start/completion. This table would bring the application into compliance with the Ordinance requirements. Pasonick also noted that he checked the map and details and did not find any discrepancies.

Secretary Jeffrey Beck added that the Township would refund \$600.00 of the application fee based on the reduction of the project by 8 units.

Beck also noted the email from Mr. Venesky concerning land that is in the Green and Clean Program. Frank Pedriani explained that the County would bill Presidential for back taxes as sections of that land were removed for development.

Beck asked if Presidential Lands would be extending their program of donating \$750.00 per sold home in Woodberry Manor to the Township to the PRD. Mr. Pedriani replied that they would talk about it.

Member Robert Smith asked for an update regarding permitting to cross the stream near Heslop Road. Pedriani replied that the application was under technical review. The road will require its own NPDES permit. Member Richard Arnold asked how the road to Heslop would impact the phasing of the PRD. Pedriani replied that it would have no impact as they expect to have the DEP permit within months. Smith confirmed that the PRD infrastructure would be phased in consistent with the phasing of the development, using the same phasing as is occurring in Woodberry Manor.

Tim Connelly stated that he would get an updated map to Pasonick with the phases more clearly delineated and inclusive of the time table for review and sign off by Pasonick to be delivered to the Board of Supervisors. Smith also asked if contact had been made with the fire company. The response was that Matt McGowan had made contact but there was no report.

Motion by Tom Romanyshyn, second by Paul Ward, to recommend to the Board of Supervisors that approval be given to the Woodberry Manor PRD as modified pursuant to the meeting discussion relating to the reduction in units to 197 from 205 which includes the deletion of the 4 lots which do not qualify for the PRD and the addition of phasing and timetable and conditioned on the delivery of a letter by the Township Engineer that verifies that the Plan meets tentative approval requirements.

All in Favor - Yes.

Motion Carried

ADJOURNMENT:

The next meeting of the Planning Commission is Wednesday, April 25th, at 7:00 p.m.

MOTION by Romanyshyn, second by Richard Arnold, to adjourn at 7:26 P.M.

All in favor? Yes

MOTION CARRIED.

Respectfully submitted;



Jeffrey D. Beck
Secretary

N.B. - subsequent to this meeting, Presidential Lands presented the map as modified, with a table of phases, number of units, and prospective dates. This presentation of the PRD includes a total of 195 units, as confirmed by the Township Engineer, not 197 as discussed at this meeting. The reduction of units to 195 was confirmed to the Board of Supervisors at the public hearing prior to the Supervisors' regular meeting on April 3, 2018. The refund of \$750.00 has been made based on 195 units, a reduction of 10 units from the original 205.