

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

**MINUTES
July 22, 2020**

The duly advertised regular meeting of the Rice Township Planning Commission was held on Wednesday, July 22, 2020 at the Rice Township Municipal Building, 3000 Church Road, Mountaintop. Copies of the Agenda and Minutes of the previous meeting were available to the public by email and when the building reopens to the public. Chairman Rick Arnold called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. It was announced that the meeting was recorded for preparing the minutes. Interior cameras were also recording the video. The attendance was limited to those wearing masks and practicing social distancing.

ROLL CALL:
Richard Arnold - here
Mark Manosky - here
Tom Romanyshyn - here
Bob Smith - here
Paul Ward - here

Also in attendance were: Emmet Burke, Bruce Fine, Attorney Matt Boyd, Engineer Pasonick

PUBLIC COMMENT: Arnold called for public comment but there was none.

MOTION by Arnold, seconded by Smith to accept the minutes of the regular meeting held on June 24, 2020.

Roll Call. Arnold - yes Manosky – yes Romanyshyn - yes Smith - yes
Ward - yes
Motion Carried.

New Business:

Hear presentation of proposed lot consolidation by Emmet Burke for Nancy Noonan at 125 Fairwood Blvd. Surveyor Burke explained the location of the property line to be eliminated, noting that the rear lot was essentially wet land.

MOTION by Manosky, seconded by Smith to approve the lot consolidation for Noonan as presented, waiving the subdivision approval for lot consolidations.

Roll Call. Arnold - yes Manosky – yes Romanyshyn - yes Smith – yes
Ward - yes
Motion Carried.

Developer Bruce Fine explained that the Engineer's comments will be addressed in days and that his attorney had contacted the Planning Commission Solicitor to complete the necessary development and stormwater management agreements. Fine, Pasonick and Beck agreed that he would need 4 copies of the plans. He requested conditional final approval.

MOTION by Romanyshyn, seconded by Smith to recommend final approval conditioned on all Engineer comments being addressed and all agreements in place for the plans for the development known as Jennifer's Way to the Board of Supervisors.

Roll Call. Arnold - yes Manosky - yes Romanyshyn - yes Smith - yes Ward - yes
Motion Carried.


PUBLIC COMMENT: Fine explained that previously he stated that the financial security for Jennifer's Way would not be drawn down. However, the bank, FNCB, requires reductions as the project proceeds. Such reductions are normal. Pasonick and Arnold noted how well the project looked.

ADJOURNMENT:

The next meeting of the Planning Commission is Wednesday, August 26 at 7:00 p.m..

MOTION by Romanyshyn, second by Manosky, to adjourn at 7:08 P.M.
All were in favor.

Respectfully submitted,


Jeffrey D. Beck
Secretary