

**Halifax Township  
Planning Commission Meeting  
January 8, 2013**

**Call to Order:** Fred Ford called the meeting to order at 7 p.m.

**Roll Call:** Flo Mallonee, Bob Artman and Fred Ford are present. Randy Paul is absent. Bruce Warshawsky Solicitor and Tom Wilson Engineer are present.

**Reorganization:** The meeting was turned over to Bob Artman. **Nominations for Chairman** – Fred Ford nominated Flo Mallonee, Bob Artman seconded. **Motion to Close the nomination** – Fred Ford motioned to close the nomination, seconded by Flo Mallonee, vote called, motion carried 3-0. **Motion to Appoint Flo Mallonee as Chairman** – Fred Ford made a motion to appoint Flo Mallonee as Chairman, seconded by Bob Artman, vote called, motion carried 3-0. **Nomination for Vice Chairman** – Flo Mallonee nominated Fred Ford as Vice Chairman, Bob Artman seconded the nomination. **Motion to Close the Nominations** – Flo Mallonee made a motion to close the nominations, seconded by Bob Artman, vote called, motion carried 3-0. **Motion to Appoint Fred Ford as Vice Chairman** – Bob Artman made a motion to appoint Fred Ford as Vice Chairman, seconded by Flo Mallonee, vote called, motion carried 3-0. **Nominations for Secretary** – Flo Mallonee made a motion to nominate Bob Artman as Secretary, seconded by Fred Ford. **Motion to Close Nominations** – Flo Mallonee made a motion to close nominations, seconded by Bob Artman, vote called, motion carried 3-0. **Motion to Appoint Bob Artman as Secretary** – Fred Ford made a motion to appoint Bob Artman as Secretary, seconded by Flo Mallonee, vote called, motion carried 3-0.

**Approval of Minutes:** Bob Artman made a motion to approve the December 3, 2012 minutes as written, seconded by Fred Ford, vote called, motion carried 3-0.

**Business from the Floor:** None

**New Business: Gotshall/Paulvir** – Mrs. Gotshall and her son are in attendance and have questions on the lots they purchased regarding improvements. The Solicitor explained the seller is responsible for bonding the improvements. There is a bond (Letter of Credit) with Mr. Paulvir's bank for the improvements to be made when in fact they are made and this bond is set to expire in thirty days. The Solicitor further explained the deeds both have a provision which states the buyer is taking the property subject to all conditions and covenants. The Storm Water conveyance on those plans for the lots in question have not been built and as a purchasing land owner, it is this person's responsibility to install those facilities when the lot is being developed. The Planning Commission recommended the Township draw up an agreement which should be recorded and to reflect that the Gotshall's be responsible for the improvements on the lots they purchased at the time when they are developed.

**Old Business: Sheetz Subdivision Plan** – The Board discussed with HRG Tom Wilson's comments per his December 18, 2012 Review Memorandum. Flo Mallonee stated the revised plans that were submitted to the Township came in too late for a timely review. She indicated the Township has a policy that revised plans must be submitted no later than 14 days before the Planning Commission Meeting which allows the Planning Commission Board and Engineer to review before the next meeting Tom

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Wilson agreed. Tom Wilson and Bob Artman made suggestions for HRG to meet and discuss with PennDOT about independent left turning arrows at the intersection.

**Motion:** Fred Ford made a motion to recommend preliminary plan approval conditioned upon satisfaction of the items which are identified in the December 18, 2012 Memorandum from Tom Wilson, Township Engineer and the good faith resolution of outstanding traffic issues and reaching a mutually agreeable solution to address, in particular, but not limited to, matters at the signaled intersection and ingress/egress to Rte. 147, and both conditions to be satisfied within 12 months of such conditional approval of the preliminary plan, seconded by Bob Artman, vote called, motion carried 3-0.

**Piltz/Tobias Plan – Motion:** Bob Artman made a motion to recommend approval of the plan, seconded by Fred Ford, vote called, motion carried 3-0.

**Adjournment:** Fred Ford motioned to adjourn at 7:51, seconded by Bob Artman, vote called, motion carried 3-0.

Respectfully Submitted,

Carolyn Nye  
Township Secretary