

**HALIFAX TOWNSHIP PLANNING COMMISSION**

**102 Fisher Street**

**Minutes**

**Monday, June 7, 2021**

**7 PM**

**ROLL CALL:** Jake Gruver, Dwight Hoffman, Randy Paul and Flo Malonee were present. Also present were Solicitor Bruce Warshawsky and Engineer Cathy Lee. Chad Lebo was absent.

**APPROVE MINUTES FROM: April 5, 2021 – Motion** was made by Dwight Hoffman and seconded by Jake Gruver to approve the April 5, 2021 Minutes. Vote called. Motion carried 4-0.

**COMMENTS FROM THE FLOOR:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Sketch Plans for Peters Mtn Rd/South River Road** – area also known as the Triangle. Mark Magrecki of Penn Terra Engineering spoke on behalf of the property developers Primax Properties, LLC regarding their proposal to build an auto parts store along with potentially a QSR (quick service restaurant). Main concern at this time is configuring entrances and exits for the property on both SR 225 and SR 147 that would be acceptable to PennDot. There is a scoping meeting scheduled with PennDot this Thursday, June 10<sup>th</sup> at 1:30pm. Halifax will have representation from the Township on the call.

Ken Bechtel, Township Supervisor Chair, shared some past PennDOT history for this property that was proposed for a different development on the same parcel several years ago. At that time PennDOT was requesting a complete redo of the existing traffic light and traffic flow before agreeing to a proposed plan for entrances and exits on SR 225 and SR 147.

During part of the survey on the property it was discovered that there may be an easement given to property just north, a tire store, along the common property line they share. Mark will follow up more to determine current status of any easements.

Stormwater Management needs were discussed. Nothing has been done yet. They are waiting to see if an agreement can be made with PennDOT on access from/to SR 225 and SR 147 before any additional planning work is to be done. May need to reserve part of the unused property for storm water run-off, or consider underground storm water retention options.

**ONGOING PROJECTS:**

**DDGJ project** – Cathy Lee asked for clarification on the timetable for plans to be recorded. She had just recently received the final plans with all the necessary changes. The 90 day requirement to have the plans recorded starts when all the conditions have been resolved, so there is plenty of time for her to review and have them recorded once she verifies all conditions have been met.

**Creek Road** – Discussion regarding some building going on along Creek Road and the potential for rain water to wash debris onto township road. The road master may need to monitor the situation and report on any action if necessary.

**Separation of Storm Water Management regulations from SALDO –**

Randy Paul asked the Solicitor if there were any updates to the SALDO update. Bruce Warshawsky responded that no changes to report on just yet.

*Note: separating this would be a rewrite of the SALDO. Solicitor and Engineer need to provide an estimate of the cost and timetable to separate the plans.*

**ADJOURN: Motion** was made by Jake Gruver and second by Dwight Hoffman to adjourn at 7:52pm. Vote called and motion carries 4-0.

Respectfully Submitted,

Jake Gruver  
Planning Commission Secretary