EAST PENN TOWNSHIP
PLANNING COMMISSION
MINUTES
Regular Meeting
June 17, 2026

The East Penn Township Planning Commission conducted their June 17, 2026 regular meeting at the East Penn Township Community Center. The meeting was called to order at 6 pm.

Commission Members Present: Robert M. Kleintop
Gary Kuehner
Dennis Pearson
James Berros
Ted Snyder
Commission Members Absent: None
Other Township Officials Present: Engineer, Micheal H. Muffley, PE & PC Solicitor Jason Rapa
Visitors Present: Brad Rock, Lehigh Engineering
Press Present: None
Courtesy of the Floor: None

MINUTES:

James Berros made a motion, seconded by Ted Snyder to approve the minutes from the April 15, 2026 Reorganization & Regular meeting as submitted. AIF. Motion carried.

Courtesy to the Floor (other than Subdivisions): none

Training & Correspondence: distributed as received.

New Business: none

Subdivisions / Land Development:

McCullion – Preliminary/Final Subdivision:
Proposed Subdivision of a single property, parcel #72-9-A5, into 3 lots, total acreage in the R Zoning district is 126.2931 with the 2 subdivided lots proposed to be 10-acrea lots.

No comments have been received from the Carbon County Planning Commission to-date. The following comments were received from Hanover Engineering on 6/17/26:
Zoning: §302.02- The Zoning District boundaries shall be clearly indicated on the Plan and Location Map. If the map area is encompassed entirely by a Zoning District, label as such.
§800- Rural District Standards. A. No existing or proposed uses are identified for the lots of the subdivision plans.

§903- The applicant shall demonstrate that the proposed lots do not include areas of steep slopes that would qualify for the environmental protection overlay. (Article 9).

§1009.05- Applicable setback lines (i.e. 75 feet for local roads, 90 feet for arterial roads) from the centerline of the existing road shall be established if greater than the front yard setbacks.

§1011.01- Access Driveways: Two-way access driveways shall have a minimum unobstructed width 24 feet. The proposed access easement is shown to be 20 feet wide.

SALDO: §3.203, 3.211- For any planned earthmoving activities, submission on and Erosion and Sediment Control Plan shall be reviewed by the Carbon County Conservation District. The site should be designed to maintain applicable buffer distances from any delineated watercourse or wetland limits in accordance with federal, state, or local regulations. Based on recent ariel imagery, it appears that earth disturbances of over one acre has occurred on Proposed Lot 3. Additional earth disturbance, either presently or in the future, will be considered part of a common plan of development under PA 25 Chapter 102.

§3.205- Recreation facilities or in lieu of fees apply to all new residential lots.

§3.206, 4.602, 5.202.B6- An approved sewage permit consistent with Act 537 is required for all lots, regardless of size, before development.

A completed Sewage Facilities Planning Module approved by the SEO and PA DEP is required prior to final plan recording, unless a Planning Waiver and Non-building Declaration is filed. This would need to added to the plan and deed.

§3.207- Easements- A. No easement is provided for utilities for proposed Lot 2 across proposed Lot 1. B. D. A Drainage easement shall be established along Lizard Creek.

§3.221.A., 3.303.A- Access driveways shall be constructed in accordance with local street construction and shall be maintained in that condition. The existing access road does not meet the local street requirements. The Planning Commission should discuss and consider the existing conditions of the right-of-way and cartway of this access, and if it is appropriate to perpetuate this condition with the addition of a new lot or any future lots.

§4.504- A copy of the plan shall be provided to the Fire Company for review and comment.

§4.801- All Subdivisions and Land Development shall have easements provided for the installation of power and telephone utility lines to serve each and every lot. No provisions are provided which address existing or proposed utility easements providing service to proposed Lot1 or 2.

§5.102.A, 5.202.A.5- Lot closure reports shall be provided for the proposed lots. (Received but not yet reviewed).

§5.102A.5.1 (Ord. 2017-03)- If possible, the applicant should provide a CAD or GIS file of the final subdivision lots to the township.

§5.102.A.8- Existing wooded areas are not labeled or delineated on the plan.

Stormwater Management- Applicant shall demonstrate that all impervious areas created since the inception of the stormwater management ordinance meet the exemption criteria for stormwater management. Any future impervious areas not meeting the exemption criteria shall require an approved Stormwater Management Plan. A covenant shall be placed on the plan to this effect.

General Comments- A note shall be added to the plan stating. "Any future building or development of the Lots listed in this plan shall be presented to East Penn Township for review and approval prior to the issuance of any permits for construction of such improvements."

-Interpretations and comments regarding Zoning definitions and regulations should be reviewed and verified by the Zoning Officer.

Motion made by Robert Kleintop, seconded by Ted Snyder to recommend to the Board of Supervisors to grant the waiver request for plan size allowance of 24" by 36" to be created using 36" by 48" paper. AIF. Motion Carried.

Motion made by James Berros, seconded by Gary Kuehner to recommend to the Board of Supervisors a motion to defer SALDO Section 3.221.A, 3.303.A the request is to recommend to defer the covenants and plan discussions between the applicant and Engineer/Township that as long as the current proposed use is for the 2 lots that the driveway remain the same unless any future development would occur then it would be considered a new road. AIF. Motion Carried.

Motion made by Ted Snyder, seconded by Dennis Pearson to recommend to the East Penn Township Board of Supervisors to grant conditional approval of the minor subdivision, conditional upon the waiver request being granted and the comments from the Engineer being addressed as well as County Comments being received and addressed if needed. AIF. Motion Carried.

UNFINISHED BUSINESS:
None

Adjournment: ***Being no further business before the Planning Commission, Ted Snyder motioned, seconded by Robert Kleintop, to adjourn the meeting at 6:39 PM. MOTION CARRIED, Kuehner, Kleintop, Pearson, Snyder and Berros voting yes.***

Respectfully Submitted,

Jillyan A. Sterling
Secretary