



**TOWAMENSING TOWNSHIP PLANNING COMMISSION MEETING  
TOWAMENSING TOWNSHIP BUILDING  
Meeting Minutes  
November 10, 2025**

**CALL TO ORDER / PLEDGE OF ALLEGIANCE:** 7:00 pm

**ROLL CALL:** Dwight Eisenhower, Chairperson – present  
Scott Carter, Member – present  
Bob Ziegenfus, Member – present  
Matthew Schnell, Solicitor – present  
Jim Melber, Zoning Officer – absent

Penny Kleintop, Vice Chairperson – absent  
David Beers, Member – present  
Bruce Miller, Member – present  
Greg Haas, Engineer and Secretary – present

**APPROVAL OF MINUTES:**

Bob made a motion to approve the October 13, 2025, Meeting Minutes - Scott 2<sup>nd</sup> - AIF - Motion Carried.

**PUBLIC PARTICIPATION:** none

**OLD BUSINESS:**

**Schaffer Minor Subdivision Plan** – No one representing the Plan was in attendance. No revised Plan was submitted. No action was taken.

**NEW BUSINESS:**

**1650 Spruce Hollow Road** – Dan & Stephanie Hill attended and presented a potential project to construct a residential dwelling on the currently developed Lot 2 of the Vees Subdivision. Discussion centered around the options of preparing a Subdivision Plan (with proposed lot lines and access easement, etc. and deferring stormwater management until time of Building Permit Application) or a Land Development Plan (with stormwater management provided, etc.) because there would be two residential dwellings on one lot. It appeared, however, that either project may meet the exemption criteria within the SALDO for stormwater management. Sewage planning for onlot sewage disposal would be required for either option. The Hills were advised to obtain the services of a Surveyor who can guide them through the pros and cons of each option.

**DISCUSSION:**

**Palmerton Area Comprehensive Plan Update** – The Planners completed their review pages 54 to 62 of the existing Plan relating to Transportation. Greg is to prepare a letter with comments from the Planners.

**ADJOURNMENT:**

Bruce made a motion to adjourn the meeting @ 8:06 pm - David 2<sup>nd</sup> - AIF - Motion Carried.

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Prepared by Gregory S. Haas, P.E., Keystone Consulting Engineers, Inc.,  
Township Engineer and Planning Commission Secretary.