



**TOWAMENSING TOWNSHIP PLANNING COMMISSION MEETING
TOWAMENSING TOWNSHIP BUILDING
Meeting Minutes
June 9, 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 – present

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

APPROVAL OF MINUTES:

Penny made a motion to approve the April 14, 2025, Meeting Minutes - Scott 2nd - AIF - Motion Carried. Dwight and Bob abstained as they were not present at that meeting.

Bob made a motion to approve the May 12, 2025, Meeting Minutes - David 2nd - AIF - Motion Carried. Bruce abstained as he was not present at that meeting.

PUBLIC PARTICIPATION:

Eileen Slivka and Lamar George attended to discuss the possibility of subdividing property at 2485 Summer Mountain Road consisting of approximately 5 acres. They also asked about subdividing another 5 acre property across the street. Both properties are currently owned by Jean George but have different tax parcel numbers. Greg explained that the minimum required lot area in the RC Zoning District is 3 acres, and the minimum lot width is 150'. Because they would not be able to subdivide the existing 5 acre lots and maintain the 3 acre minimum area, it was concluded that subdivision of the properties would not be feasible without a variance from the Zoning Hearing Board.

OLD BUSINESS:

Schoch Reverse Subdivision – No revised Plan has been submitted. No one representing the Plan was present. Greg stated that he has been working through his comments with the Surveyor and he anticipates a clean plan submittal in the near future. No action was taken.

Noah Schaffer Subdivision Plan – Greg stated that a revised Plan has been submitted. Greg will prepare a Review #2 comment letter for next month's meeting. However, because of timing, the Planners needed to make a motion on the Plan. Penny made a motion to recommend that the Supervisors reject the Plan based on the comments contained within Greg's Review #1 letter unless a time extension letter is provided by the Applicant or their Surveyor before the July 3, 2025, Board of Supervisors meeting – Bruce 2nd – AIF.

NEW BUSINESS:

Trachsville Solar Conditional Use – Tyler Beaston, Jared Martin, George Davis, Adam Dicce, Luke Peterson, and Wafaa Zuabi attended to present the Application. Greg discussed the comments within his Review #1 letter. Because the Board of Supervisors Hearing for this proposal is not scheduled until July 30, 2025, the Planners optioned to table action until their next month's meeting. This will give the Applicant and Engineer from Kimley-Horn time to address several of Greg's comments.

DISCUSSION:

Palmerton Area Comprehensive Plan – General discussion was had regarding the schedule of the next joint meeting and the participation of Palmerton Borough. Dwight and/or Guy Seifert are/is to provide or present the Memorandum that Greg prepared from last month's meeting to the members at the next joint meeting.

ADJOURNMENT:

Scott made a motion to adjourn the meeting @ 8:03 pm - Bruce 2nd - AIF - Motion Carried.

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