



BEAR CREEK TOWNSHIP

PLANNING BOARD

Chairman

Joseph Yenchik

Vice Chairman

Richard Kresge, Jr.

Board Members

Anthony Ciliberto

Michael Parri

Ed Benkoski

August 15, 2005 Planning Board Meeting Minutes

The meeting began at 7:00 pm and Board Member Richard Kresge was not in attendance.

The prior meeting (July 2005) minutes were approved with a motion by Joe Yenchik and a second by Ed Benkoski.

➤ **Agenda Item: Cingular Wireless**

Cingular Wireless submitted a formal request for a 60-day extension on their agenda item due to a meeting with the PA State Game Commission.

A motion was made by Tony Ciliberto and seconded by Mike Parri to approve the extension for Cingular Wireless for 60 days. All Board Members were in favor.

Agenda Item: Mangan Subdivision

Greg Schumacher is looking for conditional approval on this subdivision pending the Highway Occupancy Permit and sewage module. These two items are still outstanding.

The Board agreed that these are important items and would not provide conditional approval. The Board noted they would put this the September Planning Board agenda.

Agenda Item: Kenzakoski (Stella/Leo) Subdivision

Charlie Kenzakoski was in attendance for this agenda item. He indicated that the purpose of this subdivision was to add together forming one property with two separate deeds.

Joe Yenchik asked if a Highway Occupancy Permit was obtained for parcel 2 to gain access to parcel 1. Charlie said he provided this to the Township Secretary – another copy will be required prior to approval by the Board of Supervisors.

Bill Vinsko stated that if there is no Highway Occupancy Permit for part of parcel 2 the access must be described in the deed. Mr. Kenzakoski currently has an easement from Theta for small area outside parcel 2.

Joe Yenchik made a motion to approve the subdivision providing that a note be added to the deed: "parcel 2 & 3 has an easement through parcel 1 until parcel 1 Highway Occupancy Permit is obtained". This motion was had a second by Ed Benkoski. All Board Members were in favor.

Plans were signed at meeting.

Agenda Item: Laurel Brook Estates Subdivision

George Albert was in attendance representing this agenda item.

George Albert explained that the intent of this subdivision was to make minor lot line adjustments to access Bear Creek Village property owned by Landview.

By adding pieces to existing lots they can maintain existing roadway and right of ways.

Joe Yenchik asked Mr. Albert how he determined this was a minor subdivision. Since this is the same owner and new lots are not being created this would be considered a major subdivision.

Although Mr. Albert disagreed the Board was in agreement that this would be considered a major subdivision requiring E&S reports, etc.

Bill Vinsko did point out that the Board could rely upon the documentation from the original subdivision of Laurel Brook for this subdivision to eliminate the work.

Mr. Albert added that Bear Creek Village want to maintain the roadway that will be part of Bear Creek Village.

There will only be 12 lots in Bear Creek Village but they will be accessed with 3 different roads.

Bonnie Wasilewski was very concerned over the roadway that will cross over into Bear Creek Village. Bill Vinsko added that there is nothing the Board can do to stop them from using a public road.

Joe Yenchik asked how they will address damage to the existing road. Mr. Albert stated that this will be addressed and that any damage to the existing road is unacceptable. This project is still under the Laurel Brook name.

The Board tabled this agenda item until the September meeting – at that time the map should be properly updated to reflect a major subdivision.



Miscellaneous Items

Due to confusion over the procedures for submitting plans for consideration – Joe Yenchik made a motion (second by Tony Ciliberto) to approve the planning submission procedures attached to this document and to display them in the municipal building. All Board Members were in favor. The procedures were place on the bulletin board of the Municipal Building after the meeting.

Due to resident complaints about Pike Road being used as an access for the Bald Mountain Wind Turbine Project, Bill Vinsko sent a memo to Conrad Hochreiter of the formal complaint. The memo asked Conrad to review the illegal access to the project. No response was provided to Mr. Vinsko. Ruth Koval added that she heard Conrad speaking to required individual about the use of this road.

Mike Parri questioned Ed Benkoski about the illegal use of roads on the Bald Mountain Wind Project to determine if Bear Creek Township will be liable in any way. Mike feels that fines should be levied on the project.

The meeting closed at 8:15 pm.



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Procedures for Planning Board Submission

Step 1

Be aware that Bear Creek Township Planning Board meetings are held on the third Monday of each month when there are items for discussion. Any change to this date will be advertised in the Citizen's Voice newspaper - Legal section.

Step 2

If you would like your submission to be discussed please submit your plans to the address below 15 business days prior to the monthly meeting. This will allow the Engineer and Board Members time to properly review your submission.

Michael J. Pasonick, Jr. Inc.
Consulting Engineers & Surveyors
165 North Wilkes-Barre Boulevard
Wilkes-Barre, PA 18702
Attention: John R. Varaly, AICP

Step 3

Provide the township Engineer with 12 copies of the plan design and application.

Please Note: These copies are required for all Board members, Bear Creek Township Secretary, Bear Creek Township Legal Council, Bear Creek Township Engineer and Bear Creek Township Supervisors.

Please note: The applicant shall be responsible for the submission of plans and required fees to the Luzerne County Planning Commission. Questions related to the County review may be directed to the Luzerne County Planning Commission at (570) 825-1560.

Step 4

Please do not hesitate to contact the Bear Creek Township Municipal Building between 8am and 3:30pm with any questions you may have (570-822-2260).

