



# BEAR CREEK TOWNSHIP

## PLANNING BOARD

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Chairman

Joseph Yenchik

Vice Chairman

Richard Kresge, Jr.

Board Members

Anthony Ciliberto

Michael Parri

Ed Benkoski

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### September 19, 2005 Planning Board Meeting Minutes

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The meeting began at 7:00 pm and Board Member Ed Benkoski, Code Enforcement Officer Conrad Hochreiter and Jack Varaly of Pasonick Engineering were not in attendance.

The prior meeting (August 2005) minutes were approved with a motion by Joe Yenchik and a second by Tony Ciliberto.

#### **Agenda Item: Cingular Wireless**

No representatives were in attendance for this agenda item.

A motion was made at the August Meeting to approve a 60-day extension - 30 days have elapsed.

#### **Agenda Item: Mangan Subdivision**

No one was in attendance representing this agenda item.

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: Laurel Brook Estates Subdivision**

No one was in attendance representing this agenda item.

At the prior meeting, Bill Vinsko pointed out that the Board could rely upon the documentation from the original subdivision of Laurel Brook for this subdivision to eliminate the work.

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

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### Miscellaneous Items

- Bill Vinsko prepared a draft ordinance (for review) that would cause an applicant to start the Planning Board submission process over if the Board does not hear from the applicant within 6 months after initial submission. Bill Vinsko noted that the State guideline of 2 years after initial submission are the floor, not the ceiling, of time to go by. Joe Yenchik made a motion to recommend acceptance of this ordinance to the Board of Supervisors. All Board Members present were in agreement.
- Bill Vinsko responded to questions from the audience regarding the current status of the Penobscot/Bear Creek Wind Farm Project. Currently, the Supervisors conditionally approved the plans submitted by Energy Unlimited, Inc. pending the 9 conditions imposed by the Planning Board. Generally if the 9 conditions are met then the plan automatically passes.
- Tony Ciliberto requested that Conrad Hochreiter set up a meeting with the representative of the Bald Mtn. Wind Park to get an idea of the process. *UPDATE – Meeting has been scheduled for the Board to meet with the representative (Ed Mortenson) on Saturday, October 8<sup>th</sup> at 10am.*
- Questions were raised by residents surrounding Bear Creek Village involvement with the Laurel Brook subdivision. Bill Vinsko informed the residents that Bear Creek cannot legally stop the use of the roads in Bear Creek Twp. for this project. The necessary bonding should be in place for damage during construction.
- Bill Vinsko provided the Board with their appointments as per the records of the Township Secretary, Helen Novak. Due to conflicting documentation Joe Yenchik asked Bill Vinsko to obtain the appointment schedule so this can be sorted out.

The meeting closed at 8:05 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).

