



BEAR CREEK TOWNSHIP

PLANNING BOARD

Chairman

Joseph Yenchik

Vice Chairman

Anthony Ciliberto

Board Members

Richard Kresge, Jr.

Michael Parri

Rose Andrews

January 15, 2007 Planning Board Meeting Minutes

The **January 15, 2007 Reorganization Meeting of the Planning Board of Bear Creek Township** was called to order at 7pm and the Regular Monthly Meeting followed at 7:10pm at the Bear Creek Township facilities building with Chairman Joseph Yenchik presiding. All board members were in attendance.

Chairman Yenchik opened the meeting by thanking all the board members, Bear Creek Township Supervisors, Pasonick Engineers, Attorney Vinsko, and Secretary Denise Clark for their participation and cooperation in the year 2006.

The positions of Chairman and Vice-Chairman were declared vacant.

- A motion was made by Mrs. Andrews to re-appoint Joseph Yenchik to the position of Chairman and was second by Anthony Ciliberto. (Vote: Yenchik yes, Ciliberto yes, Kresge yes, Parri yes, Andrews yes.) Motion passed.
- A motion was made by Mrs. Andrews to re-appoint Anthony Ciliberto to the position of Vice Chairman and was second by Joseph Yenchik. (Vote: Yenchik yes, Ciliberto yes, Kresge yes, Parri yes, Andrews yes). Motion passed.
- Chairman Yenchik wanted the record to show that the Township Engineer is Pasonick Engineering, Solicitor is Vinsko and Associates, and the Planning Board Secretary is Denise Clark.
- A motion was made by Mr. Ciliberto and second by Mr. Parri to approve the November 20, 2006 minutes of the Bear Creek Township Planning Board. (Vote: Yenchik yes, Ciliberto yes, Kresge yes, Parri yes, Andrews yes).

OLD BUSINESS:

Chairman Yenchik wanted the record to show the Mack Subdivision has been approved by the Supervisors and is no longer on the Planning Boards agenda.

- A motion was made by Chairman Yenchik and second by Vice Chairman Ciliberto to approve the Williams Subdivision. (Vote: Yenchik yes, Ciliberto yes, Kresge yes, Parri yes, Andrews yes).

NEW BUSINESS: ANDERSON PROPERTY – REVERSE SUBDIVISION

An informal discussion was held between Bear Creek Township Planning Board and Representative Ann Lewis for the Anderson Property. A letter dated January 5, 2007 from the Luzerne County Engineer's Office to Bear Creek Twp. Provided the following comments:

1. Indicate contours on the proposed subdivision.
2. Wetland delineation should be conducted by the designer for the site.
3. Include the FIRM checked to determine the subdivision is not within a 100 year flood plain.

Mr. Ben Savitski of Michael J. Pasonick Engineers submitted data for review of the Plan to conform to the Zoning and Subdivision Regulations of the Township. Ms Lewis was given directions as to what she needs to clarify before coming back to the Planning Board. Since the land was already subdivided she would need to contact Penn Dot to determine if a Highway Occupancy Permit is already on file or do they need to apply for a HOP. She will also need a copy of the deed to the tract of land with a paragraph in the deed reflecting moratorium language suggested by Mr. Savitski .

MISCELLANEOUS BUSINESS:

Mrs. Andrews provided a letter of concern dated January 15, 2007 regarding her right to vote on the Planning Board during a November 20, 2006 Planning Board Meeting with Energy Unlimited, Inc. Additionally, an Article in the Times Leader was discussed naming Mrs. Andrews in a lawsuit filed by Energy Unlimited Inc. against the Bear Creek Township Board of Supervisors.

A motion was made by Vice Chairman Ciliberto and second by Mr. Kresge to adjourn the meeting. All board members were in favor. Meeting adjourned at 8:15 pm.

A work session will be held on Wednesday January 24, 2007 at 7pm at the Bear Creek Township Municipal Building to review the New Subdivision and Land Development Ordinance.

The next regular monthly meeting of the Bear Creek Township Planning Board will be held on February 19, 2007 at 7pm.

Respectfully Submitted,

Denise Clark