

The Planning Commission Board Members of East Brunswick Township held a meeting on Thursday, November 2, 2017 at the Municipal Building. The Meeting was called to order by Chairman Donald Rubinkam at 6:34 PM. There was a PLEDGE OF ALLEGIANCE to our flag.

In attendance for the meeting were Donald Rubinkam, Chairman; Keith Coller, Vice-Chairman; PC Member Greg Rautzhan, Engineer Brian Baldwin and Secretary Kelly Coldren. PC Members Jane Tamulonis and Clyde Spehrley were absent. Representing the proposed Dollar General were Bill Parulis, Tom Bizup and PJ from Miller Bros. Supervisors Jeff Faust and Tom Strause were also present just to hear the proposal.

UNFINISHED BUSINESS:

No unfinished business

NEW BUSINESS

Approval of 2018 Meeting Dates

The following is the approved list of PC Meeting dates for 2018. Meetings will be held on the first Thursday of the month if needed.

January 4, 2018

February 1, 2018

March 1, 2018

April 5, 2018

May 3, 2018

June 7, 2018

July 5, 2018

August 2, 2018

September 6, 2018

October 4, 2018

November 1, 2018

December 6, 2018

Dollar General Preliminary Submission

B. Baldwin explains this is actually two submissions in one. The first is an annexation/subdivision and then the second is a land development. The subdivision breaks the parcel into two new parcels. The smaller one, approximately 3.5 acres, will be the Dollar General. The larger one, approximately 26.5 acres, will remain a residential property. Both parcels are zoned commercial. Miller Bros. will buy the smaller parcel from T. Bizup. B. Parulis explained there will be no drainage running towards the highway. It will all go out to the back of the property. He submitted the application to PennDot for Highway Occupancy Permit but does not foresee and widening or left turn lane being needed. This will be very similar to the Dollar General in Orwigsburg, just with the driveway being flipped. Plans have been submitted to the Conservation District and sewage approvals are

in process. Dollar General will apply for the sign themselves. They have requested a waiver which B. Baldwin has no issue granting the request. D. Rubinkam made a motion *to grant the waiver as requested*, second by G. Rautzhan. Voted all in favor. There is currently no fence or plants along the property line in the plans. Miller Bros is not interested in going through a variance with Zoning Hearing Board for screening so they will provide partial screening in final plan. They would ask for a waiver on a fence if SALDO required. They will add pine trees or arborvitae to address the screening comment. They are still waiting on approvals/permits from several other agencies. Because of these outstanding issues, B. Baldwin cannot recommend final approval at this time but can suggest conditional final approval of all comments in engineer's letter being addresses. It is decided that the next submission will be the final one. Their anticipated start date is sometime in March and they expect to receive the NPDES permit in January/February. G. Rautzhan made a motion to grant conditional final approval based on the requirements in the engineer's letter being satisfied, second by D. Rubinkam. Voted all in favor. In PA, a builder is permitted to start, at their own risk, once conditional final approval is granted. B. Parulis notes they can't break ground until the NPDES permit is in hand. They are shooting to have final plan submitted for the February PC meeting which will then go through at the February BOS meeting.

Motion by G. Rautzhan *to approve the March 3, 2017 Planning Commission meeting minutes as presented*, second by D. Rubinkam. All voted in Favor.

Motion by Don Rubinkam, second by G. Rautzhan, *the meeting was adjourned at 7:24 PM*. Voted all in Favor.

Respectfully submitted,

Kelly A. Coldren
Secretary