

**Barrett Township Planning Commission  
October 2, 2024**

The Meeting of the Barrett Township Planning Commission was held on Wednesday, October 2, 2024, at 5:30 p.m. at the Municipal Building on Route 390 in Mountainhome, Pa.

The meeting was called to order at 5:30 p.m. by Chairman, Brick Linder.

Present: Brick Linder, Patti O'Keefe, Andrew Price, Ralph Megliola, Solicitor Deborah Huffman, Township Engineer Deanna Schmoyer, and the public. William Pipolo, Jr., and Jeryl Rinehart were absent.

There were no public comments on the agenda items.

The Minutes of the May 1, 2024 Meeting were reviewed and approved on motion made by Brick Linder and seconded by Patti O'Keefe and carried. All Members voted aye.

It was noted that no correspondence was received.

**New Business:**

a. Warren Miller, 371 Sand Spring Road, Scott P. Policelli, PLS, Minor Subdivision Plan – The Applicant, Warren E. Miller, is proposing to combine Tax Parcel ID 01.33.47-1 and 01.33.47 and re-subdivide into two different parcels. Lot 1 will consist of the existing dwelling and associated improvements on an approximately 5.22-acre lot. Lot 2 is undeveloped and will consist of approximately 141.9 acres, which will be conveyed to the Pocono Heritage Land Trust. The property is zoned I - Industrial, for the property located north of Sand Spring Road, and LI – Light Industrial, for the property located south of Sand Spring Road. Austin Ortega from Scott P. Policelli's office was present to discuss the minor subdivision plan.

Brick Linder made a motion to accept the minor subdivision plan as of Wednesday, September 25, 2024. The motion was seconded by seconded by Ralph Megliola and carried. All Supervisors voted aye. Discussion was held on Township Engineer Deanna Schmoyer's Review Letter dated October 1, 2024.

Brick Linder made a motion to recommend approval for the modification request from the Subdivision and Land Development Ordinance:

*Section 450-14.B – Overview of procedures. The following plans are required for all subdivision and land developments: Existing Resources and Site Analysis plan, Conceptual Preliminary Plan, Detailed Final Plan Preparation, Detailed Final Plan Submission.*

The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Brick Linder made a motion to recommend approval for the modification request from the Subdivision and Land Development Ordinance:

*Section 450-32.B.(13) – B. All plans. All plans shall contain the following: (13) All existing wetland watercourses, streams, ponds, lakes or other bodies of water.*

The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Brick Linder made a motion to recommend approval for the modification request from the Subdivision and Land Development Ordinance:

*Section 450-43.G(1)(13) – B. Land suitability. In the case of lots utilizing an on-site sewage disposal system, there shall be sufficient area for a primary and a replacement sewage disposal field, which meets current Department of Environmental Protection regulations.* It was clarified that the action was to recommend waiving soil testing for primary and reserve septic areas on Lot 2, as Lot 2 was represented as a non-buildable lot to be transferred to Pocono Heritage Land Trust for open space. It was agreed that there will be septic testing done on Lot 1 for a reserve septic area.

The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Brick Linder made a motion to recommend approval for the modification request from the Subdivision and Land Development Ordinance:

*Section 450-54.E – Land dedication. Any subdivision regulated under this chapter shall be required to dedicate the specified amount of common open space, unless the Board of Supervisors requires the payment of recreation fees in lieu of land, the construction of recreational facilities, the reservation/donation of common open space through an allowed alternative ownership method, or a combination of any of the foregoing.* It was noted that the motion was recommended to not provide an open space in lieu fee as the large tract, Lot 2 is intended to be dedicated as open space, contingent on a letter being provided in writing, requesting the waiver.

The motion was seconded by Andrew Price and carried. All Members voted aye.

b. Eugene and Nancy Forrey, 408 Long Road, Jonathon Shupp, PLS, Minor Subdivision Plan – The applicate, Eugene and Nancy Forrey, are proposing to subdivide approximately 0.40 acres from Lot 2 (Tax ID 01.25.2.40-2) and combine it with Lot 1 (Tax ID 01.25.2.40-1). Lot 1 is currently undeveloped, and Lot 2 has a residential house on the property. The property is zoned CRH – Commercial Resort Hotel District. Brick Linder made a motion to accept the minor subdivision plan. The motion was seconded by Ralph Megliola and carried. All Members voted aye.

Old Business:

- a. It was noted that there was no Old Business.

Old Business (tabled):

- a. It was noted that there was no Old Business that was tabled.

Sketch Plans:

- a. It was noted that there were no Sketch Plans.

Planning:

- a. It was noted that there was no new Planning.

As there was no further business or public comment, the meeting was adjourned at 6:13 p.m.

Respectfully Submitted,

