

Northumberland County Planning Commission
Meeting MINUTES
Northumberland County Administration Center
339 Stadium Drive, Sunbury PA 17801
May 28, 2024

Call to Order - *The meeting was called to order at 8:01 am by Mr. Hovenstine.*

Roll Call by Roster -

Public Comments on Agenda Items – None.

Approval of Meeting Minutes for April 23, 2024 - *Minutes were reviewed and approved at the May 28, 2024 meeting. Motion was made by Mr. Savidge; Second by Mr. Taylor. Motion Carried*

The following subdivision and land development plans must be reviewed by the NCPC for conformance to applicable land use regulations and county planning designations:

A. Local Municipal Subdivision and Land Development Review and Approval:

Motion was made by Mr. Brinkash; Second by Mr. Knapick to approve Items #1 - 7 of the following subdivision and land development plans reviewed by the NCPC for conformance to applicable land use regulations and county planning designations. Item #4 is a ratification since it was given departmental approval by Justin Skavery. Motion Carried.

1. **Delaware Township, Janet Fisher, 52.19 Acres, Final Minor Subdivision, Submission Date 5-3-24, DOP 4-24-24, Surveyor: Mid-Penn Engineering**
File #5/28-038
2. **Northumberland Borough, Central Susquehanna Riverboat Society, 19.27 Acres, Final Land Development, Submission Date 5-8-24, DOP 10-16-23, Surveyor: Stahl Sheaffer Engineering**
File #5/28-039
3. **Lewis Township, Forman Farms, LP, 2.264 Acres, Add-on Subdivision, Submission Date 5-9-24, DOP 5-6-24, Surveyor: Wentz Surveying**
File #5/28-040
4. **Riverside Borough, Borough of Riverside, 7.017 Acres, Final Minor Subdivision, Submission Date 5-14-24, DOP 4-24-24, Surveyor: Wayne G. Hildebrand, PLS (Ratification)**
File #5/28-041
5. **Turbot Township, A. Terry Holdings, LLC, 32.66 Acres, Final Land Development, Submission Date 3-19-24, DOP 3-7-24, Surveyor: PennCore Consulting, LLC**
File #5/28-042
6. **Rush Township, William Reader & Beth Ann Hendrickson, 61.63 Acres, Final Minor Subdivision, Submission Date 5-22-24, DOP 5-5-24, Surveyor: Zeigler Surveying LLC**
File #5/28-043
7. **Rush Township, Williams Farms LLC, 62.32 Acres, Final Add-on Subdivision, Submission Date: 5-22-24, DOP 5-18-24, Surveyor: Zeigler Surveying LLC**
File #5/28-044

B. County Subdivision and Land Development Review and Approval:

Motion was made by Mr. Marshall; Second by Mr. Knapick to table items #1 & 5, conditionally approve Item #2, contingent upon the awarding of a grant from the Northumberland County Conservation District, and approve Items #3 & 4 of the following subdivision and land development plans reviewed by the NCPC for conformance to applicable land use regulations and county planning designations. Mr. Brinkash abstained from Item #4. Motion Carried

- 1. Turbotville Borough, Turbotville MCS Associates, Inc., 4.873 Acres, Final Add-on Subdivision/Land Development, Submission Date 9-12-23, DOP 8-22-23, Engineer: Axtman Engineering, LLC File #5/28-045**

Tabled due to lack of submission of a revised plan.

- 2. Upper Mahanoy, Schaible Farm, 0.08 Acres, Final Land Development, Submission Date 5-14-24, DOP 5-7-24, Engineer: Stahl Sheaffer Engineering File #5/28-046**

Conditional approval.

- 3. Jordan Township, Spatzer/Burrows, 70 Acres, Prelim./Final Minor Subdivision, Submission Date 5-23-24, DOP 5-21-24, Engineer: PennCore Consulting File #5/28-047**

- 4. Kulpmont Borough/Mount Carmel Township, John F. Blasé, Jr., 15.30 Acres, Final Minor Subdivision, Submission Date 5-23-24, DOP 5-17-24, Engineer: Brinkash & Associates, Inc. File #5/28-048**

- 5. Little Mahanoy Township, Samuel & Lena Glick, 4.52 Acres, Preliminary Land Development, Submission Date 5-23-24, DOP 5-10-24, Engineer: Mid-Penn Engineering File #5/28-049**

Justin Skavery stated that this building was already built about 1.5 yrs. ago and Mr. Glick is just now doing a land development retroactively. The Plan is tabled so the applicant has time to address the comments made by Meck-Tech in their letter dated May 21, 2024.

Plans to be Approved at County and Local Level: 7

Plans to be Approved at County Level: 5

Plans Approved by Planning Office: 1

- **Riverside Borough, Borough of Riverside, 7.017 Acres, Final Minor Subdivision, Submission Date 5-14-24, DOP 4-24-24, Surveyor: Wayne G. Hildebrand, PLS**

Sketch Plan Submitted for Review: 0

Extensions:

- **Turbotville Borough, Turbotville MCS Associates, 4.873 Acres, Final Add-on Subdivision/Land Development, Submission Date 9-12-23, DOP 8-22-23, Engineer: Axtman Engineering, LLC**

Old Business:

New Business:

Notifications: *Notifications were sent via email.*

Public Comment:

Meeting adjourned at 8:13 AM.

NAME	TERM	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Ed Christiano	12/2025	A	X	X	A	X							
Ed Hovenstine	12/2024	X	X	X	X	X							
Mike Brinkash	12/2025	X	X	X	X	X							
Ron Marshall	12/2025	A	X	X	X	X							
Jim Eister	12/2027	X	X	X	X	A							
Howard Taylor	12/2027	X	X	A	A	X							
Pat Mack	12/2025	X	X	X	A	X							
Nathan Savidge	12/2024	A	X	X	X	X							
Joseph Knapick	12/2027	X	X	X	A	X							

*X- Member attended meeting. *A-Member absent from meeting. *N/M-No meeting