

# Washington Township

## Northampton County - Planning Commission

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### Public Meeting

Tuesday, March 18, 2025

7:00 PM

The Washington Township Planning Commission public meeting was held Tuesday, March 18, 2025, at the Municipal Building, 1021 Washington Blvd, Bangor, PA.

### Members in attendance were:

- Chair Charles Dertinger - excused
- Vice Chair Michael Mazzella
- Commissioner Carol Rice
- Commissioner Katie Purdue - excused
- Commissioner John Buck
- Engineer Derek Martocci (KCE)
- Solicitor Ricky Santee
- PC Secretary Lisa Shetler – excused
- Administrative Assistant Vicki Mack

There were 5 people in the audience.

1. **CALL TO ORDER:** Vice Chair Mazzella called the meeting to order at 7:02 PM.
2. **PLEDGE OF ALLEGIANCE:** The pledge was recited.
3. **APPROVAL OF THE MINUTES OF THE LAST MEETING:** Vice Chair Mazzella made a motion, seconded by Commissioner Rice, to approve the 02.18.25 minutes. The motion passed unanimously.
4. **SUBDIVISION / LAND DEVELOPMENT SUBMISSIONS:**

Applicant: Joseph & Nicole Ruggiero

Owner: Joseph Ruggiero, Kathy Ruggiero

Address: 486 Molasses Road; Parcel ID: E9-21-6

Township Name: Ruggiero 486 Molasses Rd Min Sub 2025

Surveyor/Engineer: Stateline Engineering LLC, Brian Pysher

Daren Martocci from Keystone Consulting Engineers (KCE) presented the review letter for Subdivision and Land Development Ordinance (SALDO) and Stormwater Management Ordinance, as amended, and offered the following:

**ZONING:** R-1 – Low Density Residential

**PROPOSED:** The owner and applicant propose to subdivide tax parcel E9-21-6 to create a 1.5-acre parcel containing the existing single-family dwelling and accessory structures.

**SUMMARY:** Keystone Consulting Engineers (KCE) has conducted the following review in accordance with Washington Township's Subdivision & Land Development Ordinance, latest amendment.

**PA Municipalities Planning Code (508) Requirements**

Date of Application:	February 24, 2025
Date of First PC Meeting:	March 18, 2025
MPC Time Clock Expiration:	June 16, 2025

**EXHIBIT A:** Preliminary/Final Land Development Plan, prepared by Stateline Engineering, Bangor, PA, Record Plan, dated 02/21/2025

**SALDO REVIEW:**

**SALDO 5.4.L.** Include Lot 1 and residual tract addresses.

**SALDO 5.4.K.** A legal description shall be provided for Lot 1.

**SALDO 6.4.B.** Include legal description for right-of-way dedication.

The applicant's engineer questioned the necessity of dedication of right-of-way along Molasses Road. D Martocci stated that dedication is not required; however, legal descriptions should be provided for Lot#2 which exclude the previously dedicated right-of-way.

**GENERAL REVIEW:**

Label or include septic symbols features to the legend.

Label or add sight distance triangles to legend.

Review by the Lehigh Valley Planning Commission is required prior to consideration of this application by the Washington Township Board of Supervisors.

All fees must be paid prior to recording the plan, or prior to Final Plan approval, as applicable.

**MOTIONS:**

Vice Chair Mazzella made a motion, seconded by Commissioner Buck, to execute the Request for Planning Waiver and Non-Building Declaration for the residual tract. The motion passed unanimously.

Vice Chair Mazzella made the motion, seconded by Commissioner Buck, to recommend approval of the subdivision plan conditional upon the comments found in the Township Engineer's review letter of March 18, 2025. The motion passed unanimously.

Applicant: TJA Realty Inc, c/o Frank & Rachael Anilo  
Owner: Same as applicant  
Address: 351 Cedar Rd; Parcel ID: E10-9-14A,-11,12,17,18  
Township Name: Anilo Cedar Rd Land Dev 2025  
Surveyor/Engineer: Stateline Engineering LLC, Brian Pysher

Daren Martocci from Keystone Consulting Engineers (KCE) presented the review letter for Subdivision and Land Development Ordinance (SALDO) and Stormwater Management Ordinance, as amended, and offered the following:

**ZONING:** A – Agricultural Zoning District

**PROPOSED:** The owner/applicant proposes to consolidate Lots 11-12 and 17-19 of the “Highlands East Major Subdivision” plan and intend to continue the use of an existing residential dwelling and agricultural activities. The consolidated lot will have frontage along Cedar and Jacktown Roads and will also contain an existing pole barn which is intended to be expanded. A future horse stable is proposed for the keeping of two horses to be raised as pets.

**SUMMARY:** Keystone Consulting Engineers (KCE) has conducted the following review in accordance with Washington Township’s Subdivision & Land Development Ordinance, latest amendment.

**PA Municipalities Planning Code (508) Requirements**

Date of Application:	February 20, 2025
Date of First PC Meeting:	March 18, 2025
MPC Time Clock Expiration:	June 16, 2025

**EXHIBIT A:** Preliminary/Final Land Development Plan, prepared by Stateline Engineering, Bangor, PA, Record Plan, dated 07/12/2023

**SALDO REVIEW:**

**SALDO 5.3.B.2** Include the property line to be deleted designation along rear yard of Lot 11.

**SALDO 5.3.B.4.** Bearings and distances shall be provided between two monuments at the south corner of Lot 19.

**SALDO 5.3.B.6.** Legend to include the open space/drainage easement hatching pattern for Lot 19.

**SALDO 5.3.B.6 & 5.3.D.1.d.** Show proposed and/or existing property monumentation such as IP or CM, specifically for Lot 17 and include symbols on Legend.

**SALDO 5.3.D.1.d** Remove property corners which are no longer valid and dimensions.

**SALDO 5.3.C.3.** Lot addresses shall be included on plans (351 Cedar Road, Bangor, PA 18013).



SALDO 5.4.K. A Legal description shall be provided for the consolidated parcel.

#### GENERAL REVIEW:

For clarity, it is recommended that that existing lot lines to be deleted be shown with a lighter line weight and further that final condition building setback lines be depicted for the consolidated lot.

Review by the Lehigh Valley Planning Commission is required prior to consideration of this application by the Washington Township Board of Supervisors.

Comments from the Zoning Officer shall be considered, zoning and/or building permits may be required for the building expansion and future stable building.

All fees must be paid prior to recording the plan, or prior to Final Plan approval, as applicable.

#### COMMENTS:

1. Lot 12 needs to be more defined where the driveway is. Engineer Martocci and Mr Anilo agreed.
2. Lot 12 needs to prove there is an HOP or get an HOP if there is not an open permit. Engineer Martocci and Mr Anilo agreed.
3. Ask ZO what might be required for permits for future accessory buildings (regular permits or ZHB). Engineer Martocci and Mr Anilo agreed.
4. Keystone did note that they would probably be within the impervious coverage and do not think they would need ZHB. It was recommended to check with ZO anyway to get his input. Waiver would not be required.

MOTION: Commissioner Rice made the motion, seconded by Commissioner Buck, to recommend approval of the land development plan conditional upon the comments found in the Township Engineer's review letter of March 18, 2025, with review and approval from the zoning officer and the applicant demonstrating construction of the driveway along Jacktown Road servicing the existing pole barn in accordance with an approved PennDOT Highway Occupancy permit. The motion passed unanimously.

5. PUBLIC COMMENT: Frank Anilo and 601 Richmond Road (Meadowbrook Trailer Park). Mr Anilo requested the Planning Commission's support should he decide to purchase the trailer park for demolition. This is an ongoing issue and will follow proper channels.

6. OLD BUSINESS: None.

7. ADJOURNMENT: With no further discussion, Commissioner Buck motioned to adjourn the meeting at 7:47 PM. The motion passed unanimously.

Due to the excused absence of PC Secretary Lisa Shetler, Vicki Mack (Township Administrative Assistant) took notes for this meeting. The minutes were assembled from her notes by the PC Secretary.

Respectfully submitted,

  
Vicki Mack

Washington Township Administrative Assistant