

# Washington Township

Northampton County - Planning Commission

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Public Meeting

April 21, 2026

7:00 PM

The Washington Township Planning Commission public meeting was held Tuesday, April 21, 2026, at the Municipal Building, 1021 Washington Blvd, Bangor, PA.

Members in attendance: Chair Charles Dertinger; Commissioner Katie Purdue; Vice Chair Michael Mazzella – phone-in; Engineer Daren Martocci (KCE); Solicitor Ricky Santee; PC Secretary Lisa Shetler

Excused: Commissioner Carol Rice, Commissioner John Buck, Engineer Matt Evans

There were 7 people in the audience.

1. **CALL TO ORDER:** Chair Dertinger called the meeting to order at 7:01 p.m.
2. **PLEDGE OF ALLEGIANCE:** The pledge was recited.
3. **APPROVAL OF THE MINUTES OF THE LAST MEETING:** Commissioner Purdue made a motion, seconded by Commissioner Mazzella, to approve the 02.17.26 minutes. The motion passed unanimously.

4. **LAND DEVELOPMENT: Resubmission**

**Township Job Name:** T Mac Builders LLC Land Dev 2026 - Resubmission

**Applicant:** T Mac Builders LLC (Tyler MacDonald)

**Address:** 800 Lower South Main St (Bus Depot Garage)

**Engineer/Surveyor:** Greg Noll, Valley Land Services

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

Date of Application: 01/27/2026

Date of First PC Meeting: 02/17/2026

MPC Time Clock Expiration: **05/18/2026**

Daren Martocci, in the absence of Matt Evans, from Keystone Consulting Engineers (KCE) presented a second (revised) review letter for Subdivision and Land Development Ordinance (SALDO) and Stormwater Management Ordinance, as amended, and offered the following:

### PROJECT NARRATIVE

The applicant, T Mac Builders LLC ,on behalf of Mr. & Mrs. Timothy Krise, have submitted a Land Development Plan to build a proposed garage building on an existing lot located at 800 South Main Street and identified as PIN E9 26. The proposed land development is located in the industrial Zoning District (I).

Comments in *italics* represent comments from a previous review while plain text indicates new comments.

### SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. *SALDO Article 3 – 3.2.D.1.b - Final Plan - A Developer's Agreement and a deposit of financial security in the amount sufficient to cover the costs of such improvements will be required in accordance with SALDO Article 8. The applicant has indicated that only the pole building is proposed as part of this project and that no additional public improvements are proposed. The Township Solicitor should determine if a deposit of financial security and/or a Developers Agreement will be required.*
2. *SALDO Article 3 – 3.2.F – Recording of Final Plan - The Applicant shall be required to record the plan with the Northampton County Recorder of Deeds and shall provide evidence of recording to the Township prior to the issuance of any permits. Comment remains and the applicant indicated that they intend to record the plan.*
3. *SALDO Article 5 – 5.2.D.3 – Preliminary Plan - The Applicant shall provide evidence that the proposed plan has been submitted to the necessary agencies. For the purpose of this plan, copies shall be submitted to Bangor Borough, LVPC, and NCCD. A copy of the LVPC review letter shall be provided prior to final plan approval. Also see SALDO Article 6 – 6.2.D.3 – Final Plan. Comment remains. Comments from the LVPC have not been received.*
4. *SALDO Article 5 – 5.3.C.1 & 2 – Preliminary Plan – Plan and sheet titles shall be added to the plan. Also see SALDO Article 6 – 6.2.C 1 & 2 – Final Plan. The title block has been updated to indicate that the plan is a Preliminary/Final Plan. The words “Grading Plan” should be updated to “Land Development Plan” as shown on the provided marked up plan.*
7. *SALDO Article 5 – 5.3.D.1 – Preliminary Plan – A site boundary and closure report shall be provided to indicate the boundary meets the survey precision of 1:10,000 or better. There appears to be missing monumentation along the boundary at the southerly property corners. Please clarify whether monumentation*

is existing or is proposed to be set at these locations. Monumentation shall be set in accordance with SALDO Article 10.18. The deed recitals indicate two (2) separate tracts of land with exceptions and easements that make up the overall tract boundary and should be clarified on this plan. Also see SALDO Article 6 – 6.2.D.1 & 6.2.F.1.a – Final Plan. Comment Remains. A closure report shall be provided and monumentation shall be set prior to final plan approval.

11. SALDO Article 5 – 5.3.E.2 – Preliminary Plan – The “Owner’s Statement of Acknowledgement” (from Appendix C) shall be placed, signed and notarized on the plan itself for recording purposes and not supplied as a supporting document. Also see SALDO Article 6 – 6.2.E.2 – Final Plan. The Owner’s statement has been added to the plan. The Township Solicitor shall confirm whether or not the language pertaining to dedication of rights-of-ways, easements and public improvements should remain in the statement.
20. SALDO Article 10 – 10.3.C – Design Standards and Required Improvements – The developer shall be required to submit an Erosion and Sedimentation Control Plan (ESPC) to the NCCD for review. A copy of the approved ESPC Plan and correspondence from the NCCD shall be submitted to the Township prior to final plan approval. Correspondence from the NCCD via email on April 15, 2026, indicated that no NPDES or environmental permits are required. A waiver may be required. We would take no exception to this request. **WAIVER WAS INITIALLY REQUESTED ON MR NOLL’S “WAIVER REQUEST” LETTER SUBMITTED ON 02.17.27 AND WITHDRAWN AT 02.17.26 MEETING. REQUESTED AGAIN IN “WAIVER REQUEST” LETTER OF 04.17.26.** Correspondence from James Lawrence at Northamptoncd.org states that “Based on the project description and plans provided, it does not appear that a Chapter 105 E&S review is applicable or necessary.” Since the NCCD is not requiring a review, there is no need for a waiver.
22. SALDO Article 10 – 10.4.H – Design Standards and Required Improvements – Sight Line triangles shall be shown on the plan at each driveway location and shall be kept free and clean of obstruction from 2-ft to 10-ft above the centerline grade of the intersecting street. A covenant should be added to the plan to this effect. The required covenant has been added to the Plan. The covenant note should be revised as shown on the provided marked up plan.
23. SALDO Article 10 – 10.7.A – Design Standards and Required Improvements – The Board of Supervisors may require the dedication of open space or pay the township a fee in lieu of open space dedication in accordance with this section. Comment remains. The applicant has acknowledged this comment for discussion with the Planning Commission and Board of Supervisors.
24. SALDO Article 10 – 10.11.A – Design Standards and Required Improvements – All electrical power shall be placed underground where feasible. The electrical service to the new building shall be shown on the plan. Electrical power is shown as overhead wires from an existing utility pole located across Lower South Main Street. Consideration should be given to running the portion of the electric service which will exist on the applicant’s property underground. A waiver of this section may be required if it is

determined that underground electric supply is not feasible. **WAIVER REQUESTED. With 2 commissioners being against this waiver being granted, no motion was made to recommend.**

25. SALDO Article 10 – 10.13 – Design Standards and Required Improvements – All land development plans shall provide the minimum and maximum number of parking spaces as required by the Township Zoning Ordinance. The Zoning Officer shall confirm if the proposed number of parking spaces is adequate. The applicant has indicated that the Bus Depot has 5-full-time employees and 60 part-time employees. A total of 83 parking spaces will be provided after accounting for the 7 lost spaces in the vicinity of the proposed pole building. This does not include the gravel areas where the buses and vans are being stored. It appears that the existing spaces will be adequate for the use and should be confirmed by the Zoning Officer.
26. SALDO Article 10 – 10.14 – Design Standard and Required Improvements – Sidewalks may be required by the Board of Supervisors. The applicant should be prepared to discuss this requirement. If determined by the Board of Supervisors that sidewalks are required, a maintenance guarantee in accordance with SALDO Article 8 8.8 will be required. The applicant has requested a waiver to this section as there are no existing sidewalks abutting the property. We take no exception to this request. **WAIVER RECOMMENDED 02.17.26**
27. SALDO Article 10 – 10.15 – Design Standards and Required Improvements – The developer shall be required to provide streetlights where deemed necessary by the Board of Supervisors. The applicant should be prepared to discuss this requirement. The applicant has shown the location of existing site lights and street lighting within and along the property as discussed with the Planning Commission. The applicant should be prepared to discuss the existing lighting to determine adequacy. A waiver to this section may be required. **WAIVER REQUESTED ON 04.17.26 “WAIVER REQUEST” LETTER. After PC discussion, it was asked that plan indicate more legible street lighting legend and symbols. However, since there is presently street lighting along Lower South Main Street, there is no need for a waiver from this section of the ordinance.**
29. SALDO Article 10 – 10.19 – Design Standards and Required Improvements – Street trees may be required along Lower South Main Street. The applicant should be prepared to discuss this requirement. The applicant has requested a waiver to this section. **WAIVER RECOMMENDED 02.17.26**

## GENERAL COMMENTS

1. Any comments from the Township Zoning Officer and the Township Solicitor shall be satisfactorily addressed.
2. Any proposed waivers or modifications shall be made in writing with sufficient justification and shall be listed on the plan prior to Final Plan approval.

3. All statements and certifications shall be signed and notarized as required prior to recording the plan.

Commissioner Mazzella made the motion, seconded by Commissioner Purdue, to recommend to the Washington Township Board of Supervisors that they grant conditional approval of the preliminary/final plans for "TMac Builders LLC Land Dev 2026 – Resubmission" as presented. The motion passed unanimously.

Waivers #26 and #29 were recommended at the 02.17.26 PC meeting.

#### 5. MINOR SUBDIVISION

**Township Job Name:** Hester 136 Hester Rd Min Sub 2026

**Applicant:** Kyle Hester

**Address:** 136 Hester Rd

**Engineer/Surveyor:** Stateline Engineering LLC; Ryan Dentith

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

Date of Application: 03/31/2026

Date of First PC Meeting: 04/21/2026

MPC Time Clock Expiration: **07/202026**

Ryan Dentith of Stateline Engineering LLC presented the plans for Hester 136 Hester Rd Min Sub 2026 representing the applicant Kyle Hester. He clarified that the subdivision only involves the creation of one (1) new building lot, situated inside the Agricultural Exclusion area. The reference to Lot #2 would be removed from the plan.

Daren Martocci, in the absence of Matt Evans, 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:

#### **PROJECT NARRATIVE**

This office has received and reviewed a Minor Subdivision application submitted by Kyle Hester (applicant) on behalf of Craig Hester Et Al. (property owner of record), dated March 31, 2026, for the property located at 136 Hester Road, Bangor, Pennsylvania 18013, identified as Tax Parcel E10-11-2. The subject property consists of approximately 43.22 acres and is located within the Agricultural (A) Zoning District. The applicant is proposing to subdivide one (1) new single-family residential building lot from the existing parcel, with the remainder to be retained as a residual lot. The proposed new lot is intended for the future construction of one (1) single-family dwelling. The submission has been classified as a Minor Subdivision and the plan has been prepared by Stateline Engineering, LLC and submitted as a Preliminary/Final Plan.

## SUBDIVISION AND LAND DEVELOPMENT COMMENTS

1. SALDO Article 7 – 7.2.A – Submission and Review Procedure – Minor subdivisions shall be reviewed as a Final Plan in accordance with this Section. Please revise the plan title to reference only a Final Plan.
2. SALDO Article 7 - 7.3.B.2.c – Final Plan Requirements – The plan does not appear to identify all owners of the property (Craig Hester Et Al.). Where ownership is held by multiple parties ("Et Al."), all owners of record should be identified on the plan.
3. SALDO Article 7 - 7.3.B.2.d - Final Plan Requirements – The plan does not appear to identify all owners of the properties surrounding the subject property. The two properties to the south of Hester Road are not identified on the plan.
4. SALDO Article 7 - 7.3.B.3 – Final Plan Requirements – Certification of ownership is to be signed by all owners of the subject property(ies) and notarization is required. Certifications have been provided and shall be executed.
5. SALDO Article 7 - 7.3.B.5 – Final Plan Requirements - The plan includes approval/review signature blocks. Confirm that the block for the Lehigh Valley Planning Commission (LVPC) includes adequate space for the LVPC's approval seal, as required by the Appendix B.1.D.5 checklist.
6. SALDO Article 7 - 7.3.B.12 — Final Plan Requirements - The plan should reference the Deed Book volume and page number as entered by the County Recorder, identifying the latest source of title to the land being subdivided. It is unclear whether the two (2) exclusion areas are part of the overall tract or separate taxable parcels. Per the deed and County Tax Map information, the area being subdivided is identified as Parcel ID E10-11-2-0134X while the “Residual Land” parcel is E10-11-2-0134F.
7. SALDO Article 7 – 7.3.C.1 – Final Plan Requirements – Contours shall be provided based on accurate field survey or photogrammetric procedure. A note indicating where contour data was derived shall be provided on the plan. A benchmark shall be provided and shown on the plan.
8. SALDO Article 7 – 7.3.D.1 – Final Plan Requirements – The plan is unclear on the intention of the two (2) existing exclusion areas. The plan includes a “future” Lot 2 adjacent to proposed Lot 1. If an additional lot will be created as a result of this subdivision the plan shall be updated as such and descriptions shall be provided. If a second lot is not proposed at this time any reference to such should be removed from the plan. The plan references an agricultural conservation easement plan from 2020 prepared by Johnathan Schupp, PLS. Please provide this plan and other documentation that may assist in determining the overall parcel(s) proposed to be subdivided.

9. SALDO Article 7 – 7.3.D.1.a – Final Plan Requirements – Closure reports shall be provided for boundaries of all newly created lots. Lot closure shall be balanced with an error of closure not to exceed 1:10,000.
10. SALDO Article 7 - 7.3.C.4 – Final Plan Requirements – Reference to the FEMA FIRM Panel should be added to Note 3.
11. SALDO Article 7 - 7.3.E.1 – Final Plan Requirements – Right-of-way width for the existing Hester Road is not clearly marked on the plan.
12. SALDO Article 7 - 7.3.E.5 – Final Plan Requirements – Any restrictions which may affect development shall be included on the plan. According to the provided deed, the overall tract(s) are under and subject to several agreements with Met-Ed, Northampton County and Washington Township. These agreements should be provided for review.
13. SALDO Article 7 - 7.3.G.3 – Final Plan Requirements – Proposed Lots should be labeled on the blow-up plan with total acreage listed.
14. SALDO Article 7 - 7.3.G.4 & 7.4.H.1 – Final Plan Requirements – Any proposed restrictive covenants shall be listed on the plan. The intention of the two (2) exclusions areas shall be confirmed.
15. SALDO Article 7 - 7.3.G.8 – Final Plan Requirements - Legal descriptions prepared by an appropriate licensed professional are required for all lots.
16. SALDO Article 7 - 7.4.B – Final Plan Requirements - A DEP Planning Module for Land Development shall be submitted. The applicant has included a planning waiver and non-building declaration note on the plan. It may be permissible to waive planning related to the residual lots; however, Lot #1 is proposed as a building lot and will require planning. The Township SEO shall be consulted for acceptance and execution of the DEP planning waiver and non-building declaration.
17. SALDO Article 8 – Guarantee of Improvements Installation – A Development Agreement and a deposit of financial security are required for any subdivision plan for recording. Monumentation and markers will be required in accordance with Article 10.18. No other development is proposed at this time. If monumentation and markers are set prior to plan recording and a signed and sealed plan is provided, an agreement and deposit of financial security may not be required. The Township Solicitor and Board of Supervisors should be consulted.
18. SALDO Article 9 – Recording of Final Plan – The Final Plan approved by the Board of Supervisors shall be recorded in the office of the Northampton County Recorder of Deeds in accordance with this section and all costs of recording shall be the responsibility of the Applicant.
19. SALDO Article 10 – 10.7 – Open Space and Recreation Areas – The Board of Supervisors may require dedication of open space or a cash in lieu fee be provided by the applicant.

20. SALDO Article 10 - 10.9.A.1.2 and 10.9.C – Sewage Disposal Systems - All subdivisions shall be served with an adequate sewage disposal system acceptable to PA DEP. A secondary sewage disposal area shall be shown on residual lands. The applicant is requesting a waiver to not provide secondary sewage disposal areas on residual lands. The Township SEO shall be consulted regarding this requirement. At minimum any existing sewage disposal areas on the residual lands shall be shown on the plan.
21. SALDO Article 10 - 10.10.C – On-Lot Water Supply –Wells should be located no closer than twenty-five (25') feet from any street right-of-way. Please clearly label the right-of-way and dimension the distance from the proposed well to the right-of-way to ensure proper distance.

### GENERAL COMMENTS

1. Any comments from the Township Zoning Officer and the Township Solicitor shall be satisfactorily addressed.
2. Any proposed waivers or modifications shall be made in writing with sufficient justification.

Commissioner Mazzella made the motion, seconded by Commissioner Purdue, to recommend to the Washington Township Board of Supervisors to have them grant conditional approval of the plans for “Hester 136 Hester Rd Min Sub 2026” as presented. The motion passed unanimously.

6. PUBLIC COMMENT: None.
7. OLD BUSINESS:
8. NEW BUSINESS: Plan Slate Belt Community Conversation on May 13, 2026 - Discussion and Possible Recommendations. Noted.
9. ADJOURNMENT: With no further discussion, Commissioner Purdue motioned to adjourn the meeting at 7:40 p.m. The motion passed unanimously.

Respectfully submitted,

Lisa Shetler  
Washington Township Planning Commission Secretary