



# Moore Township

## PLANNING COMMISSION

2491 Community Drive  
Bath, PA 18014

Phone: 610-759-9449

Fax: 610-759-9448

[www.mooretownship.org](http://www.mooretownship.org)

*Regular Monthly Meeting: April 22, 2024 – 6:00 PM*

*Location: 2491 Community Dr, Bath, PA 18014*

*Next Meeting: May 27, 2024 (Changing) – 6:00 PM*

### **PLANNING COMMISSION MEETING:**

Call to Order

Roll Call – Max Bauer, Trevor Errington, Richard Gable, Jason Harhart, Stephen Konopka, David Koder, Michael Kuchavik, Bruce Talipan, and John Wetzel.

### **CORRESPONDENCE:**

Outside correspondence (LVPC; SER; DEP; Etc.)

### **MEETING MINUTES MARCH 25, 2024:**

Approval of March 25, 2024 minutes

### **NEW BUSINESS:**

#### **I. New Plan Submission:**

- |            |                      |                   |           |
|------------|----------------------|-------------------|-----------|
| 1. #24-09F | Bensing Funeral Home | Minor Subdivision | 7/21/2024 |
|------------|----------------------|-------------------|-----------|

### **OLD BUSINESS:**

#### **II. Review Submissions:**

- |            |  |                  |                  |
|------------|--|------------------|------------------|
| 1. #21-11P | Water's Edge at Wind Gap/Southmoore<br>Business Center | Land Development | (Open Extension) |
|------------|--|------------------|------------------|

- |            |              |                   |            |
|------------|--------------|-------------------|------------|
| 2. #23-09F | Robert Sorge | Minor Subdivision | 08/31/2024 |
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- |                |                      |                  |            |
|----------------|----------------------|------------------|------------|
| REV 3. #23-12F | Arthofer/Solar Panel | Land Development | 07/31/2024 |
|----------------|----------------------|------------------|------------|

- |                |                         |                   |            |
|----------------|-------------------------|-------------------|------------|
| REV 4. #24-01P | The Enclave at Bushkill | Minor Subdivision | 07/02/2024 |
|----------------|-------------------------|-------------------|------------|

5. #24-06P/F Edward & Valerie Mast/  
S & S Homes Minor Subdivision 06/23/2024

REV 6. #24-08P Faust HVAC Land Development 06/23/2024

**EXTENDED NEW BUSINESS:**

**III. Request for Waivers/Deferrals/Modifications**

<p>#23-12P Arthofer/Solar Panel Land Development</p>	<p><b>Sections 260-57.E(7) (Evergreen Buffer Planting: 17' from property line.</b> Per SALDO App. E Section 7A. Due to the existing topography and to provide a uniform planting buffer-screening, they are asking for relief to place evergreen plantings closer than 17' from the property line.</p>	<p><b>07/31/2024</b></p>
	<p><b>Section 251-13.I(7) (Infiltration Structure) – (Section from the SWM Ordinance)</b> – Due to the slopes on the existing lot and the fact that the designed SWM facility provides for the design run-off, they are asking for relief from providing an infiltration facility.</p>	<p><b>07/31/2024</b></p>

**VI. Sketch/Site Plan Review/Discussion/Easement Revisions/Special Exceptions/Planning Modules:**

1. #24-02 Hickory Hills - Special Exception ZHB 24-ZHB-777
2. #24-10 Longley Road Solar, LLC of New Leaf Energy Special Exception 24-ZHB-780

Old Business:

Other: