

Washington Township

Northampton County - Planning Commission

Public Meeting

February 17, 2026

7:00 PM

The Washington Township Planning Commission public meeting was held Tuesday, February 17, 2025, at the Municipal Building, 1021 Washington Blvd, Bangor, PA.

Members in attendance: Chair Charles Dertinger; Vice Chair Michael Mazzella; Commissioner Katie Purdue; Engineer Derek Martocci (KCE); Engineer Matt Evans (KCE); Solicitor Ricky Santee; PC Secretary Lisa Shetler

Excused: Commissioner John Buck; Commissioner Carol Rice

There were 5 people in the audience: Greg Noll, Engineer/Surveyor; Chris Moyer, Project Manager; Tyler MacDonald and his associate Alex Marchand; and Tracy Tackett, GreenKey Solar.

1. **CALL TO ORDER:** Chair Dertinger called the meeting to order at 7:03 p.m.
2. **PLEDGE OF ALLEGIANCE:** The pledge was recited.
3. **REORGANIZATION:** Vice Chair Mazzella made a motion, seconded by Commissioner Purdue, to appoint Charles Dertinger as Chair of the Washington Township Planning Commission. The motion was passed unanimously.

Commissioner Purdue made a motion, seconded by Chair Dertinger, to appoint Mike Mazzella as Vice Chair of the Washington Township Planning Commission. The motion was passed unanimously.

Commissioner Purdue made a motion, seconded by Vice Chair Mazzella to appoint Lisa Shetler as PC Secretary, and accept the board-approved appointments of Daren Martocci of KCE as PC Engineer and Ricky Santee as PC Solicitor at their January 5, 2026, reorganization meeting. The motion was passed unanimously.

3. **APPROVAL OF THE LAST MEETING'S MINUTES:** Commissioner Purdue made a motion, seconded by Vice Chair Mazzella, to approve the 12.16.25 minutes. The motion passed unanimously.
4. **LAND DEVELOPMENT SUBMISSION:**

Township Job Name: T Mac Builders LLC Land Dev 2026

Applicant: T Mac Builders LLC (Tyler MacDonald)

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

Engineer/Surveyor: Greg Noll

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**

Matt Evans from Keystone Consulting Engineers (KCE) presented the review letter for Subdivision and Land Development Ordinance (SALDO), and offered the following:

PROJECT NARRATIVE

The applicant, T Mac Builders on behalf of Mr. & Mrs. Timothy Krise, has 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 in the industrial Zoning District (I).

Due to the nature of the project, the plan has been reviewed as a combined Preliminary Plan/Final Plan. **If the applicant wishes to move forward with combined preliminary/final plan approval, an amended application indicating such shall be provided along with a written waiver request to SALDO Article 3.2 requesting approval of a combined/preliminary plan.**

**The applicant does wish to move forward with combined preliminary/final plan and will amend the application indicating such.*

SALDO

1. SALDO Article 3 – 3.2.D.1.b – WAIVER REQUESTED/WAIVER WAS INITIALLY REQUESTED IN THE “WAIVER REQUEST” LETTER SUBMITTED BY MR NOLL ON 02/17/2026, BUT WAS WITHDRAWN AT THE MEETING
2. SALDO Article 3 – 3.2.F – WAIVER REQUESTED/WAIVER WAS INITIALLY REQUESTED IN THE “WAIVER REQUEST” LETTER SUBMITTED BY MR NOLL ON 02/17/2026, BUT WAS WITHDRAWN AT THE MEETING
3. SALDO Article 5 – 5.2.D.3 – WAIVER REQUESTED/WAIVER WAS INITIALLY REQUESTED IN THE “WAIVER REQUEST” LETTER SUBMITTED BY MR NOLL ON 02/17/2026, BUT WAS WITHDRAWN AT THE MEETING
4. SALDO Article 5 – 5.3.C.1 & 2
5. SALDO Article 5 – 5.3.C.6
6. SALDO Article 5 – 5.3.C.7
7. SALDO Article 5 – 5.3.D.1
8. SALDO Article 5 – 5.3.D.2
9. SALDO Article 5 – 5.3.D.3 – WAIVER REQUESTED/WAIVER WAS INITIALLY REQUESTED IN THE “WAIVER REQUEST” LETTER SUBMITTED BY MR NOLL ON 02/17/2026, BUT WAS WITHDRAWN AT THE MEETING
10. SALDO Article 5 – 5.3.E

11. SALDO Article 5 – 5.3.E.2 – WAIVER REQUESTED/WAIVER WAS INITIALLY REQUESTED IN THE “WAIVER REQUEST” LETTER SUBMITTED BY MR NOLL ON 02/17/2026, BUT WAS WITHDRAWN AT THE MEETING
12. SALDO Article 5 – 5.3.E.3 – WAIVER REQUESTED/WAIVER WAS INITIALLY REQUESTED IN THE “WAIVER REQUEST” LETTER SUBMITTED BY MR NOLL ON 02/17/2026, BUT WAS WITHDRAWN AT THE MEETING
13. SALDO Article 5 – 5.3.F.1
14. SALDO Article 5 – 5.3.G
15. SALDO Article 5 – 5.4.A
16. SALDO Article 5 – 5.4.B
17. SALDO Article 5 – 5.4.C
18. SALDO Article 5 – 5.4.K
19. SALDO Article 6 – 6.2.G.1.b
20. SALDO Article 10 – 10.3.C – WAIVER REQUESTED/WAIVER WAS INITIALLY REQUESTED IN THE “WAIVER REQUEST” LETTER SUBMITTED BY MR NOLL ON 02/17/2026, BUT WAS WITHDRAWN AT THE MEETING
21. SALDO Article 10 – 10.4.G
22. SALDO Article 10 – 10.4.H – WAIVER REQUESTED/WAIVER WAS INITIALLY REQUESTED IN THE “WAIVER REQUEST” LETTER SUBMITTED BY MR NOLL ON 02/17/2026, BUT WAS WITHDRAWN AT THE MEETING
23. SALDO Article 10 – 10.7.A - WAIVER REQUESTED/WAIVER WAS INITIALLY REQUESTED IN THE “WAIVER REQUEST” LETTER SUBMITTED BY MR NOLL ON 02/17/2026, BUT WAS WITHDRAWN AT THE MEETING
24. SALDO Article 10 – 10.11.A
25. SALDO Article 10 – 10.13 – WAIVER REQUESTED/WAIVER WAS INITIALLY REQUESTED IN THE “WAIVER REQUEST” LETTER SUBMITTED BY MR NOLL ON 02/17/2026, BUT WAS WITHDRAWN AT THE MEETING
26. SALDO Article 10 – 10.14 – WAIVER REQUESTED
27. SALDO Article 10 – 10.15 – WAIVER REQUESTED/ONCE EXISTING STREETLIGHTS ARE CONFIRMED, THIS WILL BE CONSIDERED WAIVED
28. SALDO Article 10 – 10.18
29. SALDO Article 10 – 10.19 – WAIVER REQUESTED

Vice Chair Mazzella made the motion, seconded by Commissioner Purdue, to approve of waivers #26 and #29. The motion passed unanimously.

Vice Chair Mazzella made the motion, seconded by Commissioner Purdue, to table the application to allow the applicant to present revised plans. The motion passed unanimously.

5. **Zoning Ordinance Reviews:** Ricky Santee presented revisions of Article 8 of Zoning Ordinance, Solar Ordinance, and Data Center Ordinance to obtain the Planning Commission's input as requested by the Washington Township Board of Supervisors at their February meeting. All three ordinances were discussed. It was suggested to add to the Solar Ordinance financial security in some form (escrow/bonds at fair market value) be required to ensure that all stipulations of the ordinance are met, using such funds to cover all costs in returning the land to its original state. Ricky will report back to the Board the PC recommendations. He has already sent preliminary ordinance verbiage to Jill Seitz, AICP, Chief Community and Regional Planner at LVPC, and will be in contact with that office and the Board in the process of adopting these ordinances.

6. **PUBLIC COMMENT:** Tracy Tackett, a representative of GreenKey Solar, was present to learn about our stance on Solar Farms, as she saw the topic on our agenda. She will make herself available for any questions or concerns the Board might have regarding solar energy.

7. **OLD BUSINESS:** None.

8. **ADJOURNMENT:** With no further discussion, Chair Dertinger motioned to adjourn the meeting at 8:16 p.m. The motion passed unanimously.

Respectfully submitted,

Lisa Shetler
Washington Township Planning Commission Secretary