

# Washington Township

Northampton County - Planning Commission

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## Public Meeting

Tuesday, February 18, 2025

7:00 PM

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

Members in attendance were:

- Chair Charles Dertinger
- Vice Chair Michael Mazzella
- Commissioner Carol Rice - excused
- Commissioner Katie Purdue
- Commissioner John Buck - excused
- Engineer Daren Martocci (KCE)
- Solicitor Ricky Santee
- PC Secretary Lisa Shetler

There were 4 people in the audience.

- I. **CALL TO ORDER:** Chair Dertinger called the meeting to order at 7:00 PM.
- II. **PLEDGE OF ALLEGIANCE:** The pledge was recited.
- III. **APPROVAL OF THE MINUTES OF THE LAST MEETING:** Commissioner Purdue made a motion, seconded by Vice Chair Mazzella, to approve the 01.21.2025 minutes. The motion passed unanimously.
- V. **SUBDIVISIONS / SUBMISSIONS:**

**Applicant:** Stuart Giroux

**Owner:** Stuart Giroux

**Address:** 1400 Mill Road; parcel ID: F9-4B-0134

**Township Name:** Giroux 1400 Mill Road Resubmission

**Engineer/Surveyor:** Gregory Noll

**EXISTING:** The subject property contains 33.16 acres of land. The property contains an existing single family detached dwelling and accessory building/structures which are served by an existing driveway which accesses Mill Road. The lot has roadway frontage along Mill Road (SR-1014) and Washington Blvd. (SR-0191)

**PROPOSED:** The owner/applicant proposes subdivision of the parent tract to create one (1) new building lot for the purpose of construction of a single family detached dwelling referred to as proposed Lot #2, Lot #1 will contain the existing single family detached dwelling. Lot #1, *existing, will contain* 1,444,555 sf or 33.16 ac, Lot #2, *proposed, will contain* 87,121 sf or 2.00 ac. A PennDOT Minimum Use Driveway Permit has been obtained for the construction of a driveway along Mill Road to service future Lot #2.

**SUMMARY:** The project was reviewed at Washington Township's December 17, 2024. The plan was ultimately tabled to allow the applicant to provide documentation that this project qualifies for a Minor Subdivision Plan by confirming that the original tract has not been subdivided into three (3) or more lots prior to the enactment of SALDO amendment (February 13, 1985). Keystone Consulting Engineers (KCE) has conducted the following review in accordance with Washington Township's Subdivision & Land Development Ordinance, latest amendment.

## WAIVER REQUESTS:

1. **SALDO 10.6.D** – Side lines of lots shall abut and be at right angles to straight streets and on radial lines to curved streets, unless otherwise permitted by the Board of Supervisors. Pointed or very irregular lots shall be avoided.

**Request/Justification:** The proposed interior lot line, which divides proposed lots #1 & #2, does not intersect the right-of-way line of Mill Road at a 90-degree angle. *The proposed lot line is oriented in such a way as to meet the required 2 acres lot subdivision requirement of farmland preservation act 319. Under the conservation only 2 acres may be subdivided.*

2. **SALDO 10.3.C.3 & Stormwater 302.A.1** – If the proposed earth disturbance is over one acre, then the applicant is required by the Commonwealth of Pennsylvania to secure a permit from the Pennsylvania Department of Environmental Protection for erosion and sediment control and National Pollutant Discharge Elimination System (NPDES) Permit. Said Permits, the related plans, and a promise to comply with the conditions are required for Final plan approval of any subdivision and/or land development.

**Previous Comment:** *The edge-of-woods shown on Lot 2 indicates an area of woods removal (which DEP typically considers disturbance) greater than 1 acre. Based on aerial imagery, it appears some of this disturbance has already occurred, along with several acres on Lot 1 (in addition to the 0.85 acres permitted by the 2021 Drainage Plan). The Northampton County Conservation District must be contacted to determine permit requirements.*

**Request/Justification:** *The above referenced tree removal was maintenance performed to remove the existing deceased ash trees and to prevent any further damage to the area by the falling of said trees. No earth disturbance activities took place, and the remaining area has grown grass in the tree's absence. Both new coniferous and deciduous trees have been planted on the property as shown on the photos attached. There has been no evidence or reports of erosion or sedimentation onto adjoining properties or surrounding roads.*

3. **Stormwater 106.A** – December 18, 2006, shall be the starting point from which to consider “parent tracts” in which future subdivisions and respective impervious area computations shall be cumulatively considered. All the impervious cover added incrementally to a site above the initial 10,000 square feet shall be subject to the Drainage Plan preparation provisions of this Ordinance.

A Drainage Plan was approved for this site in 2021 for the buildings and driveway on Lot 1. Therefore, all of the impervious cover added to the site which was not shown on the 2021 Drainage Plan is subject to the Drainage Plan preparation provisions of this Ordinance.

- a. Lot 1 – Aerial imagery appears to show impervious cover (including an approximately 1,000' long drive which encroaches on Lot 2) which was not shown on the 2021 Drainage Plan. We defer enforcement to the Township/NCCD.
- b. Lot 2 – Any impervious on this lot, including driveway, is subject to the Drainage Plan preparation provisions of this Ordinance. This shall be noted on the plan. We understand building construction is not proposed at this time. However, the Township may wish to require all/portions of the stormwater design (such as soils testing) be completed at this time to prove this is a buildable lot.

**Request/Justification:** *The above-mentioned 1000' long driveway is a sparsely covered nature trail which was created with spare millings. The Girouxs walk their dogs on this trail and no heavy equipment is driven on it. Vegetation grows through the path and water drains as the millings are dispersed and it is porous in nature.*

Vice Chair Mazzella made the motion, seconded by Commissioner Purdue, to approve waivers #1, #2, and #3 (above). The motion passed unanimously.

Commissioner Purdue made the motion, seconded by Vice Chair Mazzella, to recommend having the BOS grant conditional approval to the plans as presented. The motion passed unanimously.

**VI. PUBLIC COMMENT:** None.

**VII. OLD BUSINESS:** None.

**VIII. ADJOURNMENT:** With no further discussion, Vice Chair Mazzella motioned to adjourn the meeting at 7:30 PM. The motion passed unanimously.

Respectfully submitted,

Lisa Shetler  
Washington Township Planning Commission Secretary