

WASHINGTON TOWNSHIP  
Planning Commission  
Public Meeting  
Tuesday, January 21, 2025  
7:00 PM

The Washington Township Planning Commission public meeting was held Tuesday, January 21, 2025, at the Municipal Building, 1021 Washington Blvd, Bangor, PA.

Members in attendance were:

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

There were 5 people in the audience.

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

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

Commissioner Buck made a motion, seconded by Commissioner Rice to appoint Lisa Shetler as PC Secretary. The motion was passed unanimously.

The Board of Supervisors appointed Daren Martocci of KCE as PC Engineer and Ricky Santee as PC Solicitor at their January 6, 2025, organization meeting.

4. **APPROVAL OF THE MINUTES OF THE LAST MEETING:** Commissioner Buck made a motion, seconded by Commissioner Rice, to approve the 12.17.2024 minutes. The motion passed unanimously.

5. **SUBDIVISIONS / SUBMISSIONS:**

**Applicant:** Reed Whitenack

**Address:** 2038 Ackermanville Road

**Township Job Name:** Whitenack Land Dev 2025

**Engineer:** George Collura, PLS

**Existing:** The subject property contains 34.9 acres of land. Present on the site are two dwelling units, one existing single family detached dwelling unit situated along and with direct access to Ackermanville Road near the west boundary line; also present is a second dwelling unit in the form of a mobile home situated centrally in the site with a driveway accessing Factoryville Road via a narrow strip of land. The parcel also includes a barn and several outbuildings. Both aforementioned dwelling units are served by separate on-lot sewage disposal systems.

**Proposed:** The owner/applicant proposes removal of the existing mobile home and replacement with a new single family detached dwelling. The new dwelling unit is proposed to be constructed approximately 120 feet to the south of the existing mobile home site. Plans propose re-use of the existing on-lot sewage disposal system which presently services the existing mobile home.

**Summary:** The project was reviewed as a Sketch Plan at Washington Township's November 19, 2024, Planning Commission Meeting where it was determined that the proposal warranted a further review by the Commission as a Preliminary/Final Land Development Plan. Keystone Consulting Engineers (KCE) has conducted the following review in accordance with the Washington Township's Subdivision & Land Development Ordinance, latest amendment.

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

1. SALDO 5.3.D.2.b – Waiver Request Added at Meeting
2. SALDO 6.4.B
3. SALDO 10.9.A.2 – Waiver Request Added at Meeting
4. Review by the LVPC is required prior to consideration of this application by the Washington Township Board of Supervisors.

With no further discussion, Commissioner Buck made a motion, seconded by Commissioner Rice, to accept waivers #1 and #3. The motion passed unanimously.

Commissioner Rice made the motion, seconded by Commissioner Buck, to recommend conditional approval. The motion passed unanimously.

**6. PUBLIC COMMENT:** None.

**7. OLD BUSINESS:** None.

**8. ADJOURNMENT:** With no further discussion, Commissioner Buck motioned to adjourn the meeting at 7:13 PM. The motion passed unanimously.

Respectfully submitted,

Lisa Shetler  
Washington Township Planning Commission Secretary