

# GREENE TOWNSHIP PLANNING COMMISSION

198 Brink Hill Road • Greentown PA 18426-9215  
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## MINUTES OF THE REGULAR MEETING May 25 2022

**CALL TO ORDER:** At 7:00 pm, Chairman Roger Altemier called the meeting to order. Also present were Les Lavoy, Al Luberto, new member Tim Jones and secretary Kerry Nix.. Absent were Scott and Heather Mousley and Al Haldamann.

**MINUTES OF THE APRIL MEETING:** Approved as submitted and placed on record.

**VISITORS:** Mitch Jacob, Project Manager, Kiley Associates

Dave and Sue Viola, owners of Lighthouse Harbor Marina.

**NEW BUSINESS:** There was none.

**OLD BUSINESS:** Mitch Jacob presented new maps for the Lighthouse Harbor Marina Boat Storage

Facility to be built on their land located in the Dutch Flats Subdivision.

He then proceeded to review both letters they received from Gilmore Associates and showed on the revised maps how they complied with each comment.

Dutch Flats Road is a private road and will remain as such. (People will not be dropping off or picking up their boats - that will be done by Lighthouse staff resulting in light traffic in said roadway).

Lighthouse Harbor Maria stated there will be no heavy-duty chemical washing of boats at this location.

In-ground septic has been approved.

Location of Lighthouse driveway is 165' from the centerline of SR 507.

Township Solicitor, Jeff Treat, will review the Stormwater Facility Maintenance Agreement.

After review of the revised maps, Al Luberto made a motion to recommend approval contingent on the approval of the Stormwater Maintenance Agreement, obtaining well permit and sewage permits. Also included in the motion was the recommendation to approve the waiver request (letter attached) submitted by Kiley Associates, LLC. Les Lavoy seconded the motion. It was approved. Roger Altemier abstained.

The Subdivision of the Lands of Gregory and Stephen Gurrieri has been table pending approval of the net 2 acre minimum lot size.

GENERAL: There was nothing.

ADJOURNMENT: At 8 pm, with all Township business complete. Tim Jones made a motion to adjourn the meeting. Al Luberto seconded. The motion carried unanimously.

The next regular meeting for the Planning Commission is scheduled for June 22nd at 7pm.

Respectfully submitted,

*Kerry Nix, P.C. secretary*



March 21, 2022  
*Revised May 31, 2022*

Greene Township Supervisors  
198 Brink Hill Road  
Greentown, PA 18426

**RE: Lighthouse Marina –Boat Storage Building  
Greene Township, Pike County, PA  
Technical Review Comments**

Dear Supervisors:

The following SALDO Waivers are requested for the above referenced project:

**608.3.C.2 – Ingress and Egress Centerline Offset**

As per section 608.3.C.2 a 150' offset is required for the driveway. As proposed the driveway offset is proposed to be 142'. To allow for effective vehicular movements on site and around the proposed building as well as larger vehicle access to the site the proposed driveway has been located as far away from SR 507 as possible.

The proposed facility is only proposed to be an offsite storage location for the existing facility located on Lake Wallenpaupack further north on SR 507 and there is no proposed public drop-off or pick-up at this time. As such, there will not be an traffic impact at the Dutch Flats Road/SR 507 intersection or an decrease in operational safety of Dutch Flats Road or the intersection due to the lack of sight impediments at the driveway or intersection.

**608.5 – Parking Buffer Areas**

As per section 608.5 a 10' wide landscaped buffer is required between parking areas and public rights-of-way and adjacent property lines. As per the proposed layout existing vegetation (trees to the north and east) between the parking areas and adjacent property owners will remain as well as all vegetated areas (grass) between the parking area and public rights-of-way.

There is no proposed public drop-off or pick-up at this location and the majority of vehicles will be parked inside the building during operation. There will also not be staff on site daily for the majority of the year. Additionally there does not appear to be a buffer between the adjacent businesses along SR 507 outside of grass. As such, the applicant requests that the existing grass on site meet the required buffer between the parking and adjacent Rights-of-Way.

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The above Waiver Requests will not alter the intent of the Greene Township Subdivision and Land Development Ordinance. We look forward to working with you in the processing of this application and hope that you agree that the above requests are justified for this project.

Sincerely

***Kiley Associates, LLC***

Mitchell D. Jacobs, Project Manager

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