
C. ROBERT WYNN ASSOCIATES, INC.

MUNICIPAL & CIVIL ENGINEERING

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Memo to: Nockamixon Township Planning Commission/Board of Supervisors
From: Steven Baluh, P.E., C. Robert Wynn Associates, Inc.
Subject: Subdivision/Land Development Plan Status
Date: June 30, 2010

PENDING APPROVALS:

1. **Nockamixon Crossing Shopping Center** – Plan dated 6/7/05 for shopping center at intersection of Route 611/412. Refer engineering review dated 7/27/05; BCPC review dated 8/12/05; BCCD review not received. Extension requires action by 12/20/10.
2. **Hanson Aggregates BMC** – Proposed rezoning of TMP #41-11-100 to quarry. Refer engineering review dated 8/29/06; Clemons Associates review dated 6/27/06; BCPC review dated 2/7/07. Zoning challenge filed by applicant; ZHB decision appealed by Township.
3. **Wehrung Phase II Land Development** – Plan dated 7/13/04 for kitchen design center located along Route 611. Refer engineering review dated 9/1/05; BCPC review dated 8/19/04; BCCD review not received. Extension requires action by 8/30/10.
4. **Gross-Byers Road Subdivision** – Plan dated 7/17/07 for 2 Lot subdivision and lot line adjustment along Byers Road. Refer engineering review dated 7/30/07; BCPC and BCCD reviews not received. EAC review dated 8/29/07. Revised plan not received; Zoning Hearing Board appeal withdrawn. Extension requires action by 8/30/10.
5. **DiPalantino Land Development** – Preliminary plan dated 8/22/07 latest revision date 1/26/09 for Truck Terminal located along Route 611. Refer engineering reviews dated 1/31/08, 3/29/08, 6/26/08, 8/26/08, & 4/27/09; EAC review dated 2/20/08, 5/31/08, & 3/10/09; BCPC review dated 2/6/08; BCCD review not received. PC recommended conditional preliminary approval on 9/2/08 and 5/5/09. Extension requires action by 9/28/10.
6. **Hoffman Subdivision** – Preliminary plan dated 2/12/08 for 5 lot subdivision located along Marienstein Road. Refer engineering review dated 5/2/08; BCPC review dated 3/18/08; BCCD review not received; EAC review dated 4/7/08. Revised plan not received. Extension requires action by 9/30/10.
7. **Morton Subdivision** – Preliminary plan dated 2/2/07, latest revision date 11/13/09 for 3 lot subdivision located along Lonely Cottage Road; review forthcoming. Refer engineering review dated 5/28/08, 10/2/08, 4/28/09, & 12/22/09; BCPC review dated 5/13/08; BCCD review not received; EAC review dated 6/17/08. Extension requires action by 9/30/10.

PRELIMINARY PLAN APPROVALS:

1. **Nockamixon Crossing Shopping Center** – Plan dated 12/3/02, latest revision date 6/5/02, was denied by the Supervisors at their 10/22/02 meeting. Refer correspondence dated 11/4/02 from T. Clemons, Esq. Denial appealed by applicant. Refer amended land development plan above.
2. **Nockamixon Crossing (New Application)** – Plan dated 10/23/02, latest revision date 4/7/03 for shopping center at Route 611/412, was denied by the Supervisors on 6/18/03. Refer correspondence dated 6/27/03 from T. Clemons & Associates. Denial appealed by applicant. Refer amended land development plan above.

* Action required at this month's PC and/or Supervisors meetings.

3. **Harrow Station LLC – Senior Housing** – Preliminary plan dated 10/16/07, latest revision date 1/12/09 was granted conditional preliminary approval by Supervisors on 2/18/09. Action letter dated 2/25/09.

FINAL PLAN/ACT 537 APPROVALS:

1. **Harold Subdivision** – Plan dated 1/13/04, latest revision date 8/11/05 was granted conditional final approval by Supervisors on 7/19/05. Refer action letter from Clemons & Associates, P.C. dated 7/26/05 and proof plan review dated 8/16/05. On 6/16/10 Supervisors granted 6 months extension to complete conditions. Conditions not complete.
2. **Wehrung Phase I Land Development** – Plan dated 7/13/04, latest revision date 9/12/06 was granted conditional preliminary/final approval by Supervisors on 10/17/06. Refer action letter from Clemons & Associates, P.C. dated 10/24/06. Conditions not complete.
3. **DeAngelis Minor Subdivision** – Plan dated 7/6/04 latest revision date 3/7/06 was granted conditional final approval by Supervisors on 11/21/06. Refer action letter from Clemons & Associates, P.C. Conditions not complete.
4. **Gartner Building Group** – Plan dated 5/17/04, latest revision date 10/5/06 was granted conditional final approval by Supervisors on 12/19/06. Refer action letter from Clemons & Associates, P.C. dated 1/2/07. Conditions not complete.
5. **Glazier Subdivision** – Plan dated 8/17/04, latest revision date 11/28/07 was granted conditional final approval by Supervisors on 12/18/07. Refer action letter from Clemons & Associates, P.C. dated 12/20/07. Conditions not complete.
6. **Harrow Manor (Sal Lapio)** – Final plan dated 12/20/04, latest revision date 7/11/06 was granted conditional final approval by Supervisors on 9/16/08. Refer action letter dated 9/30/08; conditions not complete.
7. **Smeland Lot Line Adjustment** – Plan dated 1/26/09, latest revision date 3/12/09, was granted conditional final approval by Supervisors on 5/20/09. Refer action letter dated 5/26/09; conditions not complete.
8. **Gross Easton Road Lot Line Adjustment** – Plan recorded; awaiting documentation.
9. **Gouck Minor Subdivision** – Final plan dated 12/2/08, latest revision date 3/8/10 was granted conditional final approval by Supervisors on 5/19/10. Refer action letter dated 5/24/10.

SB/jlh

cc: Arlene Eichlin, Township Secretary
Jordan Yeager, Township Solicitor
Jeff Peterson, EAC