
C. ROBERT WYNN ASSOCIATES, INC.

MUNICIPAL & CIVIL ENGINEERING

211 West Broad Street • Quakertown • PA • 18951
(215) 536-7336 • FAX (215) 536-5361

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: October 26, 2011

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 **12/20/11**.
- *2. **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 **11/30/11**.
3. **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 3/31/12.
4. **Morton Subdivision** – Preliminary plan dated 2/2/07, latest revision date 11/13/09 (resubmitted 9/13/11) for 3 lot subdivision located along Lonely Cottage Road. Refer engineering reviews dated 5/28/08, 10/2/08, 4/28/09, 12/22/09, & 9/28/11; BCPC review dated 5/13/08; BCCD review not received; EAC review dated 6/17/08. PC recommends conditional preliminary plan approval at their 10/4/11 meeting. Extension requires action by 12/31/11.

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 revised 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.
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 (State granted 2 year extension for all plans.) 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.

Nockamixon Township Planning Commission/Board of Supervisors

Subject: Subdivision/Land Development Plan Status

Date: October 26, 2011

Page 2

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. **Geehring Lot Line Adjustment** – Plan dated 9/17/10 was granted conditional final approval by Supervisors on 11/17/10. Refer action letter dated 11/22/10; conditions not complete.
10. **Lentz Lot Line Adjustment** – Plan dated 10/12/10 was granted conditional final approval by Supervisors on 11/17/10. Refer action letter dated 11/22/10; conditions not complete.
11. **DiPalantino Land Development** – Plan dated 8/22/07, latest revision date 4/6/11, was granted conditional preliminary/final approval by Supervisors on 4/20/11. Refer action letter dated 4/25/11; Awaiting plan recordation.
12. **Meadows Petroleum Products Inc.** – Plan dated 5/27/11 was granted conditional revised final plan approval by Supervisors on 7/20/11. Refer action letter dated 7/22/11. Conditions not complete.

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

SB/slf

cc: Arlene Eichlin, Township Secretary (via email & original)
Nancy Janyszeski, Chairwoman (via email)
Jordan Yeager, Township Solicitor
Jeff Peterson, EAC