

**RICHLAND TOWNSHIP PLANNING COMMISSION  
MARCH 2022 MINUTES**

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The monthly meeting of the Richland Township Planning Commission was held on March 8, 2022 at 7:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

**Present:**

Julian Beglin, Vice-Chairman  
Ray McCombie  
Martin Ricci  
Bill Lonsinger  
Dave Mordan  
Matt Langerholc

**Absent:**

Dan Berkebile, Chairman  
Scott Daughenbaugh

Forrest Fordham, Solicitor  
Tiffany Shomo, Secretary

**Call To Order**

**Pledge of Allegiance**

Mr. Beglin called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

Mr. Beglin took a moment to reflect on the impact Gary Costlow, Planning Commission Solicitor for 16 years, had on the board. Mr. Costlow was easy to work with and always did a great job. He will be greatly missed.

Mr. Forrest Fordham was welcomed to the Board.

**Approval of Minutes from February 2022 Meeting**

Mr. McCombie made a motion to approve the minutes of February 2022. Seconded by Mr. Ricci. All in favor.

**Approval of March 2022 Agenda**

Mr. Langerholc motioned to approve this evening's agenda. Seconded by Mr. Mordan. All in favor.

**New Business**

*Bezyk Subdivision/Merger -Eisenhower Blvd*

The proposed plan calls for the subdivision of 1.736 acres (Parcel 1A), leaving a 7.723 acre residual. Parcel 1A will be merged with an adjacent lot (Parcel 1), resulting in a 3.416 total acre lot. The lots are zoned R-2 and are located along Eisenhower Blvd.

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Mr. Randy Cortese was present to represent the plan. He stated Mr. Bezyk wanted to clean up the property lines because he may build a garage in the future.

It was motioned by Mr. Langerholc to recommend approval of the plan to the Board of Supervisors. Seconded by Mr. Ricci. All in favor.

*Smith Subdivision/Merger – Sunapee Dr*

The proposed plan calls for the subdivision of 0.2704 acres (from Lot 11), leaving a 0.569 acre residual (Lot 12) with residence. The remaining acreage from Lot 12 and Lot 11 will be merged, resulting in a 4.389 acre lot. The parcels are located along Sunapee Dr and are zoned R-1.

Mr. Randy Cortese was present to represent the plan. He stated they plan to create a new lot to be able to build a new home. The new lot will be a flag lot.

It was motioned by Mr. Lonsinger to recommend approval of the plan to the Board of Supervisors. Seconded by Mr. Langerholc. All in favor.

*Berwind Subdivision - Carolyn Street*

The proposed plan calls for the subdivision of four lots (Lots 1-4). Each lot will be merged with adjacent lots of four separate owners. The purpose of this plan is to vacate Carolyn Street. The lots are zoned C-2 General Commercial and are accessed from Scalp Ave.

Mr. Ray Haupt of Berwind was present to represent the plan. He stated that a few months prior, Berwind had merged property for the Knecht's. They still have access to their property.

The intention with this plan is to eventually merge the properties depending on the use and purchaser. They would like to extend the properties to the halfway point of the vacated strip. There is a Highland Sewer and Water easement but that has been signed off on by all parties.

It was motioned by Mr. Langerholc to recommend approval of the plan to the Board of Supervisors. Seconded by Mr. Mordan. All in favor.

*Parkwood Estate Subdivision – Phase I – Hoffman Farm Rd*

The proposed plan calls for the subdivision of four lots (Lots 1-4). Lot 1 to be made of 0.639 acres, Lot 2 of 0.689 acres, Lot 3 of 0.689 acres and Lot 4 of 0.689 acres. The lots are zoned R-3 and are located along Hoffman Farm Rd.

Mr. Ray Haupt of Berwind was present to represent the plan. They had previously subdivided and merged a piece with the church along Hoffman Farm Rd. This plan shows the property beside that. A right of way

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for the sewer extension has been approved by Highland Sewer and Water. The water is existing across the street. It would have Windber water and Highland sewers.

It was motioned by Mr. Ricci to recommend approval of the plan to the Board of Supervisors. Seconded by Mr. McCombie. All in favor.

**Old Business**

None

**Workshops**

None

**Adjournment**

At 7:45 pm, Mr. McCombie motioned to adjourn the meeting. Seconded by Mr. Mordan. All in favor.

Respectfully submitted,

*T. Shomo*

Tiffany Shomo, Secretary