

BLAIR TOWNSHIP PLANNING COMMISSION

375 Cedarcrest Drive
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MINUTES OF THE MONTHLY MEETING OF MAY 4, 2026

Commission members in attendance were Tim Shaw, Chris Kreidler, Theresa Gillie, and Amisha Wertz. Eric Banks, representing Stiffler McGraw and Recording Secretary Kami Bilek were present.

Blair Township Chairman, Paul Amigh, John Sepp from PennTerra Engineering and developer Jeff Long regarding the Mattern Woods Subdivision and Land Development plan were also present.

Vice-Chairperson Tim Shaw called the meeting to order at 6:00 p.m. and led the Commission in the salute to the flag.

Chris Kreidler made a motion to **approve the minutes of the Regular Monthly Meeting of April 13, 2026**. Theresa Gillie seconded the motion. The motion carried.

Eric Banks discussed the Robert Claar Land Development Plan. The property is located at 1531 Reservoir Road across from the former Blair School. The developer submitted a request for a Waiver to Ordinance No. 350-48.D (4) Access Drive. Eric stated that the Township has received the PennDOT driveway permit, so he is comfortable with the recommendation to approve the waiver to access drive. He reported that the engineer needs to submit a revised plan to the Township. Eric recommended tabling the Land Development plan.

Chris Kreidler made a motion to **recommend approval of the waiver to Ordinance Section 350-48.D(4): Access Drive**. Theresa Gillie seconded the motion. The motion carried.

Theresa Gillie made a motion to table the Robert Claar Land Development Plan. Chris Kreidler seconded the motion. The motion carried.

Eric Banks discussed the Mattern Woods Subdivision and Land Development plan. The property is located along Newry Lane across from the Blair Township Municipal Building and next to The Winds at Mattern Orchard. The proposed project includes subdividing the existing lots into thirteen (13) lots to build individual residential homes. The lots will utilize public water and sewer. The developer has requested Waivers to Blair Township Subdivision and Land Development Ordinance Section 350-32: Sidewalks; and Blair Township Stormwater Ordinance Section 338-25.F (9) Fencing. Stiffler McGraw submitted their review letter on March 30, 2026.

Eric reported that Township Solicitor Patrick Fanelli had no exception to the developer providing an indemnification and hold harmless agreement regarding fencing, as discussed in the April 13, 2026 Planning Commission meeting.

Theresa Gillie made a motion to **recommend conditional approval of the waiver of Section 338-25.F(9): Fencing**, pending receipt of the indemnification and hold harmless agreement from the developer. Chris Kreidler seconded the motion. The motion carried.

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Developer John Sepp of PennTera Engineering presented an alternative plan to the sidewalk requirement. He proposed that rather than a sidewalk along Newry Lane they install a sidewalk easement behind the proposed homes that runs along the planned sewage easements, parallel to the stream behind the properties. He indicated that the property owners would be required to maintain the pathway. Eric Banks walked the property at the request of the Board of Supervisors to conduct a feasibility study and stated that constructing a sidewalk along the property is feasible.

After additional discussion, Theresa Gillie made a motion to **recommend denial of the alternative plan for sidewalks**. Chris Kreidler seconded the motion. The motion carried.

Eric noted that the developer resubmitted a revised Subdivision and Land Development plan. He stated that there are outstanding comments on the Stiffler McGraw review letter and he is waiting on a revised Stormwater Report. He recommended tabling the plan.

Theresa Gillie made a motion to **table the Mattern Woods Subdivision and Land Development plan**. Chris Kreidler seconded the motion. The motion carried.

Under Other Business, the Brentwood Stormwater plan was discussed. Eric Banks reported that he and Blair Township Solicitor Pat Fanelli were working on letters to send to Township residents to discuss easements for the project.

Tim Shaw asked for additional business, and there being none asked for a motion to adjourn. Chris Kreidler made a motion to adjourn. Theresa Gillie seconded the motion. The motion passed unanimously.

The next Blair Township Planning Commission Meeting will be held on Monday, June 1, 2026 at 6:00 p.m.

The meeting of the Blair Township Planning Commission was adjourned at 6:23 p.m.

Respectfully Submitted,

Amisha Wertz
Secretary