

Dingman Township

Municipal Offices



118 Fisher Lane, Milford, PA 18337

January 21, 2021

Dear Property Owner:

We are writing to provide you with notice that the owner of Tax Map Parcel Number 112.00-02.30 has requested the zoning district designation be changed from Neighborhood Commercial to Resort Commercial at the time he adjoins said parcel with his other parcel next to Milford Professional Park and fronting on Route 6. (See enclosed map)

The Board of Supervisors stipulated by requiring a note be added to the Lot Improvement map that the Buist Road access to the parcel is to be an Emergency Access only and will be gated to prevent unauthorized use (See General Notes #8 on the enclosed map).

The Public Hearing on this matter will be held at 7:00 pm on February 16, 2021. Due to ongoing COVID-19 concerns, all Township meetings are being held via Zoom Video Conferencing. The log-in information will be posted on the Township website (dingmantownship.org) and Facebook page at least 24 hours prior to the Hearing. If you would like to receive an email with the log-in information, please email a request to rtk@dingmantownship.org.

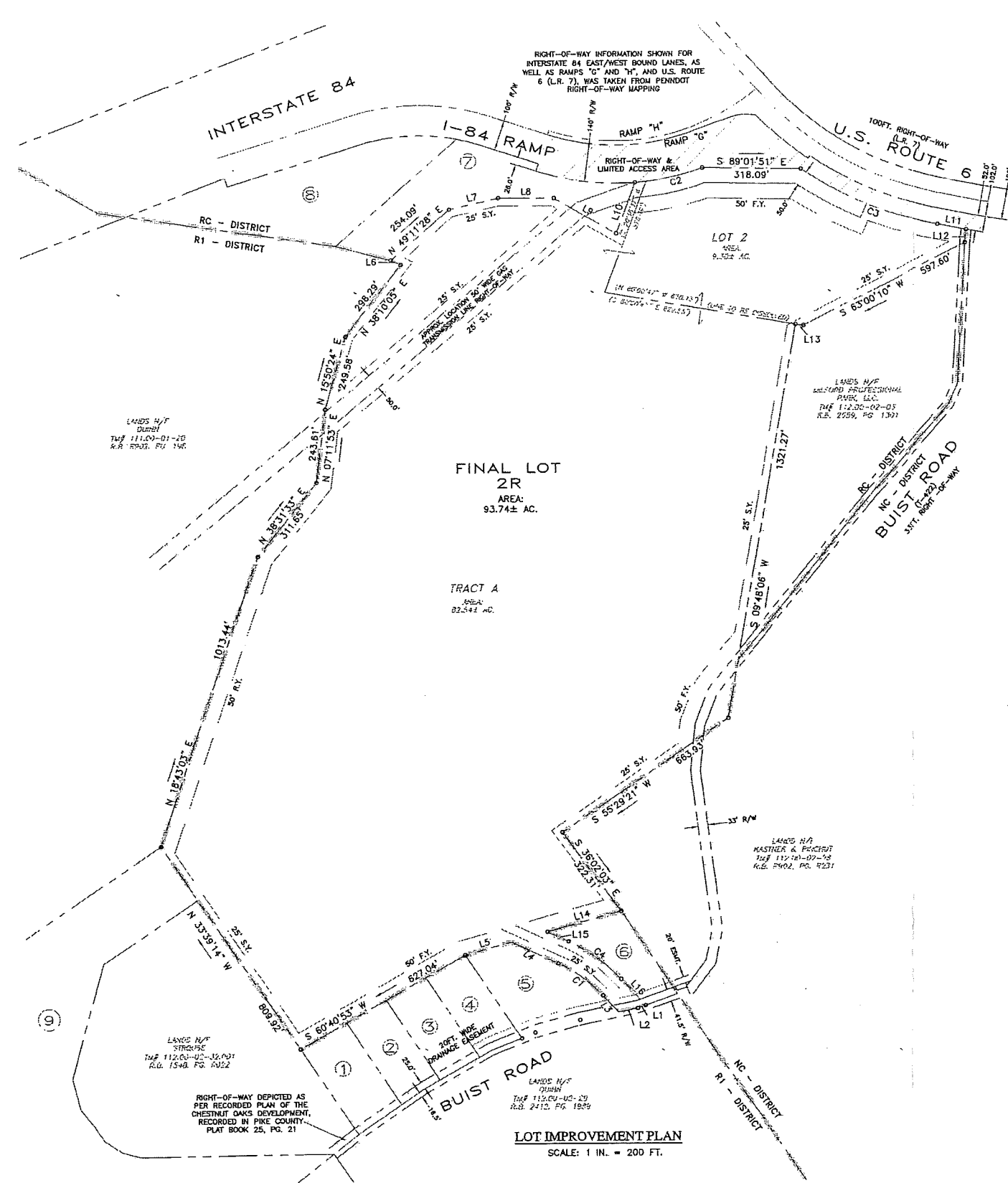
If you have any questions, please do not hesitate to contact Zoning Officer Chris Wood weekdays from 9:00 am to 10:30 am at 570-296-8455.

Sincerely,

DINGMAN TOWNSHIP BOARD
OF SUPERVISORS

Karen Kleist
Secretary / Treasurer

P.B. 25, PG. 012



LANDS N/F DUMST
TM# 112.00-01-20
R.S. 1548, PG. 146

LANDS N/F STRICKISE
TM# 112.00-02-12, P.01
R.S. 1548, PG. 2022

TOWNSHIP ZONING DATA:
RC - RESORT COMMERCIAL DISTRICT
MIN. LOT SIZE: 1.00 AC
MIN. LOT WIDTH: 150 FT
SETBACKS: 50' FT, 25' ST, 50' RY
MAX. LOT COVERAGE: 50%

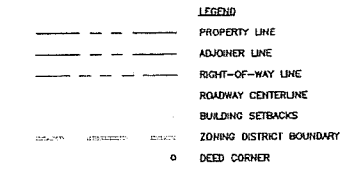
R1 - LOW DENSITY RESIDENTIAL DISTRICT
MIN. LOT SIZE: 1.00 AC
MIN. LOT WIDTH: 150 FT
SETBACKS: 40' FT, 15' ST, 25' RY
MAX. LOT COVERAGE: 10,000 S.F.

TOWNSHIP ZONING DATA:
NC - NEIGHBORHOOD COMMERCIAL DISTRICT
MIN. LOT SIZE: 1.00 AC
MIN. LOT WIDTH: 150 FT
SETBACKS: 50' FT, 50' ST, 25' RY
MAX. LOT COVERAGE: 50%

FINAL LOT 2R
AREA: 93.74± AC.

TRACT A
AREA: 92.54± AC.

LOT IMPROVEMENT PLAN
SCALE: 1 IN. = 200 FT.



- LANDS N/F SPINA
TM# 112.00-02-30.002
DB/PG: 2205/R203
- LANDS N/F JAMES LEIGHTY CONSTRUCT. INC.
TM# 112.00-02-30.001
DB/PG: 1961/R736
- LANDS N/F GALUM
TM# 112.00-02-30.003
DB/PG: 1921/2196
- LANDS N/F CAPITELLI
TM# 112.00-02-30.004
DB/PG: 1857/2198
- LANDS N/F BUIST RD. LP.
TM# 112.00-02-30.005
DB/PG: 2080/1455
- LANDS N/F DIBIASI
TM# 112.00-02-30.006
DB/PG: R432/038
- LANDS N/F FORTUNE ASSOC.
TM# 112.00-02-01
DB/PG: R268/279
- LANDS N/F GABE PDIN PROPERTY, LLC
TM# 096.00-02-08
DB/PG: 2439/1235
- LANDS N/F QUINN
TM# 112.00-02-32
DB/PG: 1310/R238

- GENERAL NOTES:**
- THIS SITE IS DESIGNATED ZONE X PER FIRM PANEL 42103C0330 C, DETERMINED TO BE OUTSIDE ANY DESIGNATED 500 YR. FLOOD ZONE.
 - ONLY COPIES OF THIS PLAN BEARING THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR ARE TO BE CONSIDERED VALID.
 - NO CONSTRUCTION IS BEING PROPOSED BY THIS PLAN- ALL FEATURES SHOWN ARE EXISTING.
 - BEFORE UNDERTAKING ANY CONSTRUCTION, THE LOT OWNER MUST CONTACT DINGMAN TOWNSHIP TO OBTAIN ANY NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO SEWAGE, BUILDING AND HIGHWAY OCCUPANCY PERMITS. THE PIKE CONSERVATION DISTRICT MUST BE CONTACTED BEFORE COMMENCING ANY EARTH DISTURBANCE. BEFORE DIGGING ANYWHERE IN PENNSYLVANIA, CALL PENNSYLVANIA ONE-CALL AT 1-800-282-1776.
 - NATIONAL WETLANDS INVENTORY MAPPING SHOWS NO WETLANDS ON THE SITE. HOWEVER NO WETLANDS INVESTIGATION HAS BEEN PERFORMED ON THE GROUND. THE LOT OWNER ASSUMES FINAL RESPONSIBILITY FOR DETERMINING THE EXISTENCE OF WETLANDS BEFORE UNDERTAKING ANY EARTH DISTURBANCE ON THIS SITE AND FOR OBTAINING ANY LOCAL, STATE AND FEDERAL PERMITS AND/OR APPROVALS RELATING TO WETLANDS. THIS APPROVAL BY THE TOWNSHIP SUPERVISORS SHALL NOT IN ANY MANNER BE CONSTRUED TO BE AN APPROVAL OF COMPLIANCE WITH STATUTES OR REGULATIONS RELATING TO WETLANDS. THE TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR SAME TO THE DEVELOPER OR PURCHASER.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED UNDER SECTION 402 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO. 428), "THE STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
 - TRACT A SHALL BE JOINED TO AND BECOME AN INSEPARABLE PART OF LOT 2 AND CANNOT BE FURTHER SUBDIVIDED, CONVEYED OR SOLD SEPARATELY OR APART THEREFROM WITHOUT PRIOR TOWNSHIP APPROVAL. THE COMBINED LOT SHALL BE IDENTIFIED AS LOT 2R.
 - THE BUIST ROAD ACCESS IS FOR THE USE OF EMERGENCY VEHICLES ONLY OR FOR OTHER VEHICLES WHEN DIRECTED BY TOWNSHIP OR STATE EMERGENCY OFFICIALS. THE EMERGENCY ACCESS ROAD SHALL BE GATED AND CONTROLLED WITH A KNOX BOX, ACCESSIBLE BY THE FIRE AND EMS DEPARTMENTS.

PROPERTY LINE DATA

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S 70°14'30" W	26.83'	C1	460.00'	181.60'	180.44'	N 53°50'23" W	22°37'13"
L2	S 78°32'53" W	64.71'	C2	842.20'	226.85'	226.16'	N 78°05'33" E	15°25'57"
L3	N 42°31'48" W	74.89'	C3	1144.14'	488.39'	484.69'	S 67°36'28" E	24°27'27"
L4	N 65°08'59" W	170.00'	C4	540.00'	213.19'	211.81'	S 53°50'23" E	22°37'13"
L5	S 74°18'47" W	157.53'						
L6	N 65°04'10" W	35.42'						
L7	N 77°08'40" E	165.31'						
L8	S 89°34'10" E	182.30'						
L9	S 59°50'20" E	233.70'						
L10	N 20°38'37" E	179.23'						
L11	S 79°50'11" E	96.85'						
L12	S 05°47'00" W	43.10'						
L13	N 82°51'05" W	27.57'						
L14	S 74°18'47" W	250.97'						
L15	S 65°08'59" E	76.46'						
L16	S 42°31'48" E	118.67'						

STATEMENT OF INTENT:
THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TWO EXISTING ADJACENT PARCELS. THIS PROCESS WILL RESULT IN ONE FINAL PARCEL, DESIGNATED AS LOT 2R, CONTAINING 91.84 AC.

MAP BOUNDARY INFORMATION FOR TRACT A IS BASED UPON A RECORDED SURVEY FOUND IN PIKE COUNTY PLAT BOOK 25, PAGE 103, TITLED "LANDS TO BE CONVEYED BY JOHN AND JAMES QUINN", RECORDED DECEMBER 1987. MAP BOUNDARY INFORMATION FOR LOT 2 IS TAKEN FROM A SURVEY MAP TITLED "MAP OF LANDS PROPOSED TO BE CONVEYED BY JAMES AND RUTH WYER", DATED 4-06-1973.

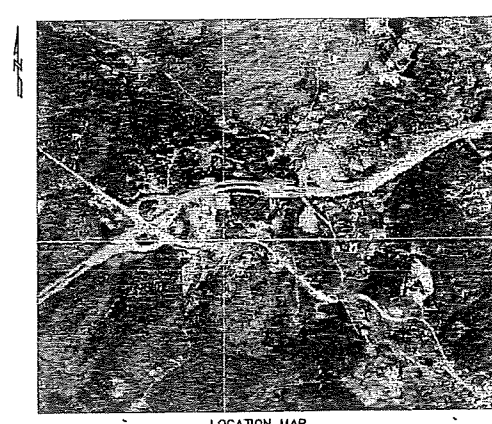
IT IS THE PURPOSE OF THIS PLAN TO CONSOLIDATE TWO EXISTING ADJACENT LOTS OF RECORD IN TO ONE FINAL LOT TO BE KNOWN AS 2R.

OWNERS OF LOTS A AND 2:
BUIST ROAD LIMITED PARTNERSHIP
848 OSPREY POINT CIRCLE
BOCA RATON, FL 34229

EXISTING PARCEL INFORMATION:

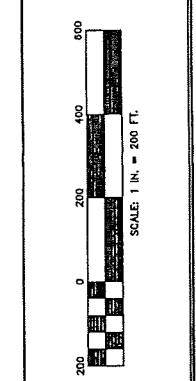
LOT #	AREA	TAX ID	DB / PG
A	82.54± AC.	112.00-02-30	RB.1987/P. 1201
2	9.30± AC.	112.00-02-02	RB.2503/P. 1719

FINAL LOT 2R: 91.84± AC.



LOCATION MAP
1 IN. = 2000 FT.

REVISION SUMMARY:
REV.1 - REVISED LOCATION OF BUIST ROAD RIGHT-OF-WAY - 4-17-2019
REV.2 - REVISED PER TOWNSHIP ENGINEER COMMENTS - 11-03-2020
REV.3 - REVISED PER TOWNSHIP ENGINEER COMMENTS - 12-20-2020



PIKE COUNTY OFFICE OF COMMUNITY PLANNING
THIS APPLICATION WAS SUBMITTED TO AND REVIEWED BY THE OFFICIAL COUNTY PLANNING AGENCY, THE PIKE COUNTY OFFICE OF COMMUNITY PLANNING, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE ACT 247 OF 1988, P.L. 805; 53 P.S. 10101, AS AMENDED, APPROVED BY THE PIKE COUNTY BOARD OF COMMISSIONERS AS COUNTY ORDINANCE #14 ON JUNE 23, 2004.

DATED: _____ ATTEST: _____

LOT IMPROVEMENT SUBDIVISION OF
THE LANDS OF BUIST ROAD LIMITED PARTNERSHIP
ROUTE 6
DINGMAN TOWNSHIP - PIKE COUNTY, PENNSYLVANIA

FINAL PLAN

SHEET # 1 OF 1

DINGMAN TOWNSHIP SUPERVISORS

REC'D JAN 15 2021

PUBLIC NOTICE

Notice is hereby given that the Board of Supervisors of the Township of Dingman will hold a hearing upon and consider for adoption a proposed revision to the Zoning Map of the Dingman Township Zoning Ordinance whereby tax map parcel 112.00-02.30, control number 104603 will be changed in terms of zoning district from NC TO RC. The Board will, on February 16, 2021, hold said public hearing upon that ordinance and consider for adoption that map modification. The hearing will be held at the Dingman Township Building, Fisher Lane, Milford, PA beginning at 7:00 P.M. on the above date. Public attendance must be remote via Zoom; log-in details will be posted on the Township website dingmantownship.org at least 24 hours in advance.

DINGMAN TOWNSHIP
118 Fisher Lane
Milford, PA 18337

Memo

To: Adjoining Property Owners
From: Karen Kleist
cc:
Date: January 28, 2021
Re: Buist road zoning change

It has been brought to my attention that the email address provided in my January 21st letter to you is not working.

Please use the following email: right-to-know@dingmantownship.org.

I apologize for the error.

QUINN, JAMES W & JOYCE M ✓
227 SAWKILL RD
MILFORD, PA 18337

DIBIASI, VITO N. & ROSANNE A. ✓
161 BUIST RD
MILFORD, PA 18337 lot 6

QUINN, JAMES M. & ALLEN W. ✓
222 SAWKILL RD
MILFORD, PA 18337 112.00-02-32
#9 on map

BUIST RD, L.P. ✓
C/O CORNELIS WIT lot 5
646 OSPREY POINT CIRCLE
BOCA RATON, FL 33431

CAPITELLI, THOMAS J. & SUZAN ✓
175 BUIST RD
MILFORD, PA 18337 lot 4

STROUSE, MARK A. & WENDY H. ✓
189 BUIST RD
MILFORD, PA 18337 112.00-02-32.001

GALIMI, CHRISTOPHER J. & KIM M ✓
177 BUIST RD
MILFORD, PA 18337 lot 3

JAMES LEIGHTY CONSTRUCTION, ✓
INC.
PO BOX 222
MILFORD, PA 18337 lot 2

SPINA, JOHN C. & JUDITH J. ✓
183 BUIST RD
MILFORD, PA 18337 lot 1

BUIST ROAD LIMITED PARTNERSHIP ✓
C/O CORNELIS WIT
646 OSPREY POINT CIRCLE
BOCA RATON, FL 33431

FORTUNE ASSOC. ✓
C/O GAIL A. WALL
1306 MILLER ST NE APT A
PALM BAY, FL 32905 112.00-02-01
#17 on map

MILFORD PROFESSIONAL PARK, LLC ✓
PO BOX 531
TANNERSVILLE, PA 18372
112.00-02-03

KASTNER, MARIANNA P. & ✓
PINCHOT, GIFFORD III & PETER C.
132 SANTA FE AVE
HAMDEN, CT 06517 112.00-02-28

QUINN, JOHN E. & GUDRUN K. ✓
& JAMES W. & JOYCE M. % JAMES
227 SAWKILL RD
MILFORD, PA 18337 111.00-01-20