

WERNERSVILLE BOROUGH
PLANNING COMISSION MEETING
WEDNESDAY, DECEMBER 16, 2020
GENERAL BUSINESS

MEMBERS PRESENT:

RONALD SWOPE
DAVE LATINO

ABSENT:

ROBERT GORDON
NICK LALANNE
MICHAEL PALM

ALSO, PRESENT:

MICHAEL J. GOMBAR, JR., SOLICITOR – MASANO BRADLEY
TODD GREENAWALT, ENGINEER – SSM
STEVE BENSINGER – WEST RIDGE SUITES

D. Latino, President, noted that a quorum was not present. As a result, no official action could be taken by the Planning Commission. Nonetheless, it was agreed to conduct an informal review of the only agenda item being the Sketch Plan of West Ridge Suites.

West Ridge Suites Subdivision - Sketch Plan

Steve Bensinger was present on behalf of Grande Land (developer).

Initially, it was noted that a Preliminary Plan for this project was previously reviewed back in 2018. No official action was taken because Zoning Hearing Board relief was needed. The Zoning Hearing Board granted the relief requested. However, a neighboring landowner appealed and the appeal was sustained. As a result, the Zoning Hearing Board relief was denied.

The developer has now modified the project to avoid the need for Zoning Hearing Board relief as reflected in the submitted Sketch Plan.

SSM issued a review letter dated December 14, 2020 (the "Review Letter") to that Sketch Plan, which was reviewed and discussed in detail.

The Planning Commission and/or the Engineer and/or the Solicitor noted the following:

- Note 4 on page 2 – grass pavers would be preferred to avoid the threat of parking in the area subject to approval by the Fire Commissioner.
- Note 15 on page 3 – developer should determine ASAP if capacity is available. Mr. Swope noted that all WMA customers recently received a letter regarding increased fees due to potential capacity issues.
- Note 17 on page 3 – adequacy of Old Furnace Road connection especially the cul-de-sac bulb should be reviewed to determine if any improvements are necessary that would be the responsibility of the developer.
- Note 24 on page 3 – a Traffic Impact Study should be completed... likely in conjunction with the required study for the proposed traffic light at Penn Ave. to be installed by the developer and Walter Greth as part of this project and the Greth personal care facility project on the other side of Furnace Road.
- Note 28 on page 4 – the developer is proposing for the Lincoln Drive connection to be dedicated to the Borough. The developer will work on modifications to lessen the amount of roadway and appurtenances that will need to be maintained.
- Note 29 on page 4 – input from Council is needed on the opening/connection of Columbus Street to the interior road system of the apartment complex. It is believed that Council's opinion in 2018 was to not open Columbus St to lessen the traffic impact to neighbors on the existing portion of the street and leave it as an emergency access only. This needs to be confirmed.

To conclude, the developer indicated that it would be withdrawing the pending Preliminary Plan as it has been replaced with this Sketch Plan. The developer will now attend the next Council meeting on January 6, 2021.

The Zoom call ended at 7:34 pm.