

**WERNERSVILLE BOROUGH  
PLANNING COMMISSION MEETING**

**WEDNESDAY, MAY 19, 2021  
GENERAL BUSINESS**

**MEMBERS PRESENT:**

**RONALD SWOPE  
ROBERT GORDON  
NICK LALANNE  
DAVID LATINO  
MICHAEL PALM**

**ALSO, PRESENT:**

**MICHAEL J. GOMBAR, JR., SOLICITOR – MASANO BRADLEY  
TODD GREENAWALT, ENGINEER – SSM  
BRIAN FOCHT – C2C DESIGN GROUP  
THOMAS W. BERTOLET – 100 S. CHURCH ROAD**

D. Latino, President, called the Wernersville Planning Commission Meeting to order at 7:25 pm.

**Public Comment:** NONE

**Stone Ridge Subdivision Revised/Amendment to Final Plan:**

Brian Focht was present on behalf of Grande Land, LP (developer). The original Final Plan was given conditional approval by Planning Commission and Borough Council. Subsequently, Grande Land, LP (developer) filed a revised/amendment to that Final Plan which, in summary, eliminated Lot 17 and added an additional above-ground stormwater catch basis at that location. Additionally, the two (2) previously proposed underground stormwater beds have been eliminated and replaced by this additional above-ground stormwater catch basis. This will provide a construction cost savings to Grande Land, LP. It does not otherwise adjust the stormwater maintenance plan for the proposed subdivision as contained in the original Final Plan.

SSM issued a review letter dated April 30, 2021 and GVC issued a review memorandum dated May 11, 2021 (collectively, the "Review Letter") to that revised/amendment to Final Plan, which were reviewed and discussed in detail.

Of note, Mr. Focht indicated that the curb will be revised to install a vertical curb type, as originally proposed, due to GVC's recommendation against it (see item 38 under General Comments section of SSM review letter). Beyond that, Mr. Focht indicated that Grande Land, LP (developer) will comply with all other comments contained in the Review Letter.

Mr. Bertolet, who is the owner of neighboring property, was present. He explained that a quarry currently exists on his property and the design of the stormwater maintenance system for the proposed subdivision will result in a portion of the stormwater ultimately being collected into the quarry on his property. He expressed concern and disapproval about this. He presented to the Planning Commission a review letter dated May 12, 2021 from his personal engineer, McCarthy Engineering Associates, Inc. This third-party review letter was also reviewed and discussed. Neither SSM (Borough Engineer) nor Mr. Focht had the opportunity to fully review and consider the comments in this review letter from McCarthy prior to the meeting.

It was agreed that SSM (Borough Engineer), C2C Design Group (Developer Engineer) and McCarthy Engineering (Bertolet Engineer) will meet before the next Planning Commission meeting in order to review the concerns of Mr. Bertolet and determine if anything can be done in order to appease or accommodate Mr. Bertolet's concerns.

Also, clarification is needed from the Berks County Conservation District. Mr. Focht indicated that the District is currently reviewing the revised NPDES permit but no comments have been provided indicating that approval of Mr. Bertolet is needed for the proposed stormwater design. But, Mr. Bertolet presented an email from Mr. Druckenmiller, Executive Director of the District, indicating that Mr. Bertolet's approval is needed for the permit.

The Planning Commission agreed to table any action until its next meeting.

**Reorganization:**

Since this is the first meeting of the Planning Commission in calendar year 2021, the members needed to reorganize. Motion made, properly seconded and carried unanimously to appoint the same slate of officers for the Planning Commission as follows:

- David Latino – President
- Ronald Swope – Vice President
- Robert Gordon – Secretary
- Michael Gombar, Jr. - Ex-Officio Recording Secretary

**Meeting Minutes:**

Motion made, properly seconded and carried unanimously to approve the meeting minutes from the September 16, 2020 meeting and the informal minutes from December 16, 2020, which was not an official meeting due to lack of a quorum.

**Next Commission Meeting:** Wednesday, June 16, 2021.

Motion made, properly seconded and carried unanimously to adjourn the meeting at 8:25 pm.

Attest:

  
Planning Commission Secretary