

WERNERSVILLE BOROUGH
PLANNING COMISSION MEETING
WEDNESDAY, SEPTEMBER 16, 2020
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
CHRIS REED – 215 LINCOLN DRIVE
BRIAN FOCHT – C2C DESIGN GROUP

D. Latino, President, called the Wernersville Planning Commission Meeting to order at 7:00 pm.

Public Comment: NONE

Initially, it was noted that the Planning Commission standing meeting night has been moved to the third Wednesday of each month.

Stone Ridge Subdivision Final Plan

Brian Focht was present on behalf of Grande Land (developer). In response to comments received from the Commission at last month's meeting and Borough Council received at its regular meeting on September 2, 2020, a revised Final Plan was submitted. SSM issued a review letter dated September 14, 2020 (the "Review Letter") to that revised Final Plan, which was reviewed and discussed in detail.

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

- An HOA will be formed to own and maintain all common area improvements for the development not located within the Borough right-of-way (including storm sewer and stockade fencing, among other things).
- Item 2 – the Solicitor and Engineer will review the Zoning Ordinance to determine if zoning relief is needed.

- Item 6 – The Solicitor will complete the road vacation process for William Street, Ruth Street and Cherry Street (paper street portions) upon Final plan approval conditioned upon the developer paying or reimbursing the Borough's costs incurred.
- Item 9 - Mike Palm will coordinate with Western Berks Fire Commission Jared Renshaw to review and comment on the Plan.
- Item 13 – diagonal lines are not necessary for the crosswalks.
- Item 20 – Planning Commission has no recommendation on the need for a traffic study.
- Item 22 – Continuous sidewalks on at least 1 side of the street connecting Lincoln Drive and Reber Street should be provided. If necessary due to impracticality, the grass strip between the sidewalk and the street requirement should be waived.
- Item 57 – The developer will undertake the project to alleviate the stormwater drainage issues at the Boito property (235 Lincoln Drive) including to eliminate the existing pipe from the basin area on the Conrad Weiser School District property. Council is still considering waiving the recreation fees and other costs for the development in lieu of completion of this work.
- Item 58 – no new crosswalk on Lincoln Drive from Marcello Drive.
- Item 61 – The developer has an agreement in writing with Mr. Herring relocate and improve the driveway.

Brian Focht indicated that all other comments would be complied with in a further revised Final Plan to be submitted in the future.

Chris Reed expressed concern about the development as a whole. He is disappointed that it will impact the view from his backyard. He also has concerns about the impact on stormwater drainage, traffic and the environmental history of the property.

Brian Focht then requested action from the Commission on the four SALDO waiver requests. Motion made, properly seconded and carried unanimously to recommend approval of the following waivers:

1. Item 14 – allow two flag lots (SALDO section 5.510614)
2. Item 22 – sidewalks on both sides of the street are not necessary between proposed lot 3 and Boito property on Lincoln Drive and south side of proposed lot 7 and Reber Street (SALDO section 7.24) conditioned upon developer installing curb and sidewalk on Herring Property on Lincoln Drive.
3. Item 23 – no stormwater infiltration due to carbonate geology on site. (SWM section 305).
4. Item 26 – 2 year storm conditions reduced to 1 year storm conditions (SWM section 307-308).

Brian Focht then requested action from the Commission on conditional Final Plan approval. Motion made, properly seconded and carried unanimously to recommend conditional Final Plan approval conditioned upon full compliance with all items listed in the SSM September 14, 2020 review letter.

Next Commission Meeting: Wednesday, October 21, 2020, if necessary.

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

Attest:

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Planning Commission Secretary