

**WERNERSVILLE BOROUGH
PLANNING COMMISSION MEETING**

**WEDNESDAY, OCTOBER 20, 2021
GENERAL BUSINESS**

MEMBERS PRESENT:

**RONALD SWOPE
ROBERT GORDON
DAVID LATINO**

MEMBERS ABSENT:

**NICK LALANNE
MICHAEL PALM**

ALSO, PRESENT:

**MICHAEL J. GOMBAR, JR., SOLICITOR – MASANO BRADLEY
TODD GREENAWALT, ENGINEER – SSM
STEVE BENSINGER – STACKHOUSE BENSINGER, INC.
FRED GRANDE – GRANDE LAND, LP**

D. Latino, President, called the Wernersville Planning Commission Meeting to order at 7:00 pm. The Pledge of Allegiance was conducted.

Meeting Minutes:

Motion made, properly seconded and carried unanimously to approve the meeting minutes from the September 15, 2021 meeting.

Public Comment: NONE

West Ridge Suites Subdivision revised Preliminary Plan:

Steve Bensinger and Fred Grande were present on behalf of Grande Land, LP (developer).

SSM issued a review letter dated October 18, 2021 and GVC issued a review memorandum dated October 18, 2021 (collectively, the “Review Letter”) to that revised Preliminary Plan, which were reviewed and discussed in detail.

The Traffic Impact Study waiver request was still pending. Mr. Bensinger indicated that a prior study was not performed for this proposed development as initially thought. Mr. Grande confirmed that he will be splitting the costs for the traffic light installation at Furnace Road and Penn Avenue with Walter Greth. In light of this, he renewed his request for the waiver. The

consensus of the Planning Commission was that a traffic impact study is still necessary as additional improvements (beyond the traffic light at Furnace Road and Penn Ave) may be required due to the high number of new residential units proposed. Mr. Grande agreed to withdraw the waiver request and will have the traffic impact study completed.

The remaining items in the Review Letter were then discussed in detail. The Planning Commission and/or the Engineer and/or the Solicitor noted the following:

- The Fiscal Impact study submitted is from 2018. It will need to be determined if this should be updated.
- The Fire Marshal still needs to review the Plan and, notably, weigh in on the proposed street widths for emergency access.
- The Planning Commission is pleased with the proposed architectural drawings.
- Sewer capacity is still unknown.
- The remaining comments either need Borough Council input or will be addressed and/or complied with through submission of a revised Plan in the future.

Since the remaining outstanding items will be complied with, Mr. Bensinger requested the Planning Commission to recommend conditional Preliminary Plan approval.

Motion made, properly seconded and carried unanimously to recommend conditional Preliminary Plan approval conditioned upon compliance with comments contained in the SSM review letter dated October 18, 2021 and the GVC review memorandum dated October 18, 2021.

Next Commission Meeting: Wednesday, November 17, 2021, if necessary.

Motion made, properly seconded and carried unanimously to adjourn the meeting at 7:31 pm.

Attest:

Planning Commission Secretary