

**WERNERSVILLE BOROUGH  
PLANNING COMMISSION MEETING**

**WEDNESDAY, JULY 21, 2021  
GENERAL BUSINESS**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

**MICHAEL PALM**

**ALSO, PRESENT:**

**MICHAEL J. GOMBAR, JR., SOLICITOR – MASANO BRADLEY  
TODD GREENAWALT, ENGINEER – SSM  
BRIAN FOCHT, PE – C2C DESIGN GROUP  
SUE AND ED STRICKER – 109 S. REBER STREET  
THOMAS W. BERTOLET – 100 S. CHURCH ROAD  
JOHN W. HOFFERT, PLS  
BRAD BOLTZ – BACHMAN ROOFING, INC.**

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 June 16, 2021 meeting.

**Public Comment:** NONE

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

Brian Focht was present on behalf of Grande Land, LP (developer).

SSM issued a review letter dated July 16, 2021 and GVC issued a review memorandum dated July 19, 2021 (collectively, the "Review Letter") to that revised Final Plan, which were reviewed and discussed in detail.

A verbal agreement has been reached between Mr. Grande and Mr. Bertolet to accommodate Mr. Bertolet's concerns about stormwater runoff at his adjacent from this development. It has not been reduced writing yet because Mr. Grande is out of the country on vacation.

The Berks County Conservation District also issued the revised NPDES permit. As a result, all stormwater management issues from past review letter(s) have now been complied with.

According to Mr. Focht, the Kreitz property is scheduled to be sold on July 23, 2021 and the future owner has agreed to grant the easement(s) needed on that property.

Since the remaining outstanding items are the obtaining of permits, easements, sewer capacity and legal documents and not "plan-related" except for a few minor items in the GVC memorandum that Mr. Focht indicated will be complied with, Mr. Focht requested the Planning Commission to recommend conditional Final Plan approval.

Motion made, properly seconded and carried unanimously to recommend conditional Final Plan approval conditioned upon: (1) confirmation of a written agreement with Mr. Bertolet to satisfy his concerns; (2) compliance with comments contained in the SSM review letter dated July 16, 2021 (including confirmation of sewer capacity from WMA) and (3) compliance with the GVC review memorandum dated July 19, 2021.

**Eric and Kristen Bachman – 208 W. Penn Ave. Preliminary Plan:**

The owner is proposing a three-story building addition to the existing residential dwelling that is currently vacant. The first floor of the building will be showroom space for Bachman's Roofing, Building & Remodeling, Inc. The second floor and third floor will each be 2-bedroom residential apartment units.

Mr. Hoffert and Mr. Boltz were present on behalf of the owners.

SSM issued a review letter dated July 19, 2021 (the "Review Letter") to the Preliminary Plan, which was reviewed and discussed in detail.

The following items were noted:

- Zoning Ordinance item 3 from the Review Letter – Borough Council should make this decision but a park bench is likely the preference.
- Zoning Ordinance item 8 from the Review Letter – Determination will be made if the Historical Commission was ever created. If not, this comment will be removed.
- SALDO item 12 from the Review Letter – Determination will be made if Railroad Alley is a public road dedicated to the Borough. If not, this comment will be removed.
- SALDO item 14 from the Review Letter – Owner will pay the fee in lieu of installing recreation facilities.

Waivers were requested from Zoning Ordinance items 4 and 5 from the Review Letter. Motion made, properly seconded and carried unanimously to recommend grant of (1) a “reduction” waiver to item 4 and (2) a full waiver to item 5 provided that a six-foot privacy fence (type to be determined in future) is installed along the western side of the property adjacent to a residential property and the installation of low-lying shrubbery along the parking deck of the remainder of the property.

Mr. Hoffert indicated that all other comments will be addressed and/or complied with in a revised Preliminary Plan to be filed in the future with the Planning Commission.

**Next Commission Meeting:** Wednesday, August 18, 2021, if necessary.

Motion made, properly seconded and carried unanimously to adjourn the meeting at 8:02 pm.

Attest:

Planning Commission Secretary