

Bern Township Planning Commission Meeting of February 13, 2024

Present: Planning Commission: James Dailey, Michael Werley, James Rumbaugh, Jeff Piccioni and Steve Tricarico.

Also attending: Mr. Keith Mooney, Solicitor; Mark Stabolepszy, Spotts, Stevens & McCoy.

Mr. James Dailey called the meeting to order at 7:30 p.m.

Acceptance of Minutes

The January minutes were discussed, and the requested missing motions were updated. Mr. Tricarico made a motion to approve the January 9, 2024, meeting minutes with the corrections; Mr. Werley seconded. All in favor. Motion carried.

Public Comment

Mrs. Kathy Worley from 1231 West Leesport Road asked why the Wildlife Refuge and Walking Trail was still on the Revised Grandview Lot 1 Plan. Mr. Stabolepszy informed her that even though it was still depicted in the legend it is not actually on the plan.

Subdivision and Land Development Plans

Malsnee Tile and Stone Waiver Request to Forgo Land Development to Move Existing Building

Greg Eschbach, owner of Malsnee Tile, requested a waiver from land development to tear down and rebuild a building that is approximately 25 feet by 40 feet, currently encroaching upon Stinson Drive, to a paved area 30 feet back. The prior location would then become grass thus reducing the impermeable surface on the property. Atty. Mooney stated since the area the building would be relocated to is already impermeable so there would be no need for stormwater review. Mr. Tricarico stated it still requires building permits. Mr. Werley made a motion to recommend waiving land development to the Board of Supervisors; Mr. Tricarico seconded. All in favor. Motion carried.

Stinson, LLC 2 Lot Subdivision-Industrial Subdivision Final Plan

Mr. Aristdes Otero from Wilkenson Apex was in attendance representing the plan. The February 9, 2024, SSM review letter was discussed. Mr. Stabolepszy referred to comment 1 (b) on page 2 of the review letter and stated that the recorded plan should not have construction details. Mr. Stabolepszy said that comment 8 would no longer apply if the Malsnee building moves since there wouldn't be a need for a three-way stop. If the building remains in that location a site distance study is required to ascertain if a multi-way stop is warranted. Mr. Tricarico asked if Stinson Drive was remaining open. Mr. Potts stated that it is preferred that it remains open as a two-lane road and referred to comment 4. He then stated that Stinson Drive should remain "Stinson Drive" due to the addresses already in existence along the roadway and that the new road should be named Faller Lane since the addressing already being used for the current

portion of Faller Lane would align with the new roadway. Mr. Otero asked if Berks 911 and USPS had notified. Mr. Potts stated that the address has been discussed with the County, but not with the post office. Mr. Dailey pointed out that comment 4 contains a typo and that it is West Leesport Road not West Leesport Drive. Mr. Otero asked if comment 6 would still apply since Stinson Drive is not changing. Mr. Stabolepszy stated that if the existing Stinson Drive stays the same there is no need for the vertical curves. Mr. Tricarico made a motion to recommend Final Plan approval to the Board of Supervisors contingent on meeting the requirements of the SSM February 9, 2024 review letter; Mr. Rumbaugh seconded. All in favor. Motion carried.

Grandview Lot 1 Revision for Record

Mr. Scott Sweigert from C2C Design Group was present representing the plan, which proposes minor lot line changes to all 4 lots of the previously recorded Grandview Subdivision. Mr. Sweigert stated that the lot line adjustments were necessary due to field issues. The February 9, 2024 SSM review letter was discussed. Mr. Stabolepszy referred to comment 1 and stated that Lot 1 needs square footage instead of acreage on the plan. Mr. Rumbaugh made a motion to recommend approval of the Grandview Estates Final Plan Revision to Plan of Record subject to the satisfaction of the provisions in the February 9, 2024 SSM review letter; Mr. Tricarico seconded. All in favor. Motion carried.

Suncap Landscaping Plan Revision for Record

Mr. Tom Ludgate from Ludgate Engineering was in attendance representing the plan. The intent of the revised landscaping plan is to depict the locations intended for landscaping that could no longer be placed as shown on the original plan due to Met-Ed's installation of poles. The revised plan shows the location of where the trees were placed. Mr. Stabolepszy stated the entire landscaping portion of the plan should be recorded, not just one sheet. Mr. Stabolepszy also stated that per comment 5 in the review letter the plan must be reviewed by the Berks County Planning Commission. Mr. Werley made a motion to recommend approval of the Suncap Landscaping Plan Revision to Plan of Record subject to the satisfaction of the provisions in the February 9, 2024 SSM review letter; Mr. Rumbaugh seconded. All in favor. Motion carried.

C&B Development, LLC Preliminary Land Development Plan

Atty. Mooney stated he could not participate in the C&B Development discussion due to a conflict. Ms. Reed mentioned that Atty. Joselle Cleary, who is the attorney for the Township for this project, couldn't be present because she was at a hearing.

Mr. Andy Baldo and Mr. Matt Close from Dynamic Engineering Consultants were in attendance to provide an update on the plan and stated that the plan is not ready yet. Mr. Baldo mentioned that the Loop Road has been created for better fire access and the Fire Marshall has approved it. Mr. Baldo also stated that he is confident they can comply with the zoning concerns mentioned in the February 9, 2024 SSM review letter and they agree with the

recommendations associated with each waiver. Mr. Close stated that they have been working with BTMA and there are 12 EDU's reserved through GBDF with additional capacity available. Mr. Close also stated that they are meeting with RAWA the next day to discuss water service. Mr. Close went on to say that they will be submitting a Conditional Use application, which will include the impact statements that are missing as well as 3D perspective renderings. He also stated that they must refresh an FAA 50' clearance they received back in 2001. Mr. Baldo said the Fire Marshall review was approved based on the last set of plans so they will need to have them reviewed again. Mr. Baldo informed the Planning Commission that they know the plan isn't ready and their engineer needs to work out some things with SSM to pare the letter down. Mr. Tricarico mentioned that the comments under Stormwater marked Preliminary need to be cleared up for Preliminary Plan approval. Mr. Stabolepszy reiterated Mr. Tricarico's comment and added that the items marked Final are there, so they know what the target is. Mr. Tricarico inquired about notes on the plan pertaining to agreements with G&T Industries. Mr. Baldo stated the agreements will be verified with their engineer. Mr. Tricarico asked about the petroleum products note on sheet 46 of the plan and inquired if there was going to be a fuel operation at the location.

Ms. Beth Burkovich asked if the development will be going up against the Schuylkill River or the parcel right behind the G&T building. Mr. Potts stated the County Parcel Viewer is not accurately recognizing the site and it is one property not two. Mr. Potts mentioned the Loop Road and stated that the Township is reluctant to take over a road where a private infiltration basin goes under the roadway. Mr. Potts also stated that he had concerns about the way the road was coming around the truck parking lot and connecting to the road heading out to Leisz's Bridge Road. Mr. Baldo stated that they will work with their engineer on meeting the requirements in the review letter.

Rural Residential Conditional Use Zoning Amendment

Atty. Mooney asked if the Planning Commission had received copies of the proposed ordinance amendment for the Rural Residential Zoning District. Mr. Potts will make sure they receive copies. Atty. Mooney briefly detailed the proposed changes, and it will be on the agenda next month since there are only 29 days in the month of February, and the Supervisors cannot vote on it anyway.

Solicitor

Atty. Mooney stated that he had nothing to present.

Adjournment

Mr. Tricarico made a motion to adjourn at 8:19 PM; Mr. Werley seconded. All in favor. Motion carried.