

## **Bern Township Planning Commission Meeting of April 8, 2024**

Present: Planning Commission: James Dailey, Christopher Becker, James Colflesh, Michael Werley and Steve Tricarico.

Also attending: Ms. Emmarose Strohl (attending for Mr. Keith Mooney), Solicitor; Mr. Kent Morey, Spotts, Stevens & McCoy; Aristides Otero and Josh Castillo, Wilkinson Design Group as well as Zakary Ruppert (Traffic Engineer) for Penske; John Hoffert, Hoffert Surveying; Nick Henn, Impact Engineering and Tim McLeod, Riverfront FCU; Kevin Mohn, Systems Design Engineering.

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

### **Acceptance of Minutes**

The minutes of previous meetings were approved with the addition of Mr. Werley added to motions. Motion by Mr. Becker, Seconded by Mr. Colflesh. Motion passed.

### **Public Comment**

No comment

### **Subdivision and Land Development Plans**

#### **Ray T. Davis II Subdivision**

John Hoffert was present to represent the applicant and present the plan.

The SSM review letter of April 4, 2025 was discussed. Mr. Hoffert noted that Center Twp. has not yet acted on the monument waiver request. Upon approval of the waiver by Center Twp. Mr. Hoffert noted that he would set the monuments in lieu of posting an escrow. Mr. Tricarico made a motion to recommend approval of the plan subject to the items noted in the SSM review letter of April 4, 2025 and setting of the monuments. Seconded by Mr. Werley, motion passed.

#### **Penske Truck and Collision Center**

The SSM review letter of April 5, 2025 was discussed. Mr. Otero described the plan and status and introduced their traffic engineer, Zakary Ruppert. Mr. Ruppert discussed his soon to be submitted traffic report in response to comment 6. of the SSM review.

Mr. Morey noted that in addition to those items noted in the review letter as Preliminary, items 2, 3, 5, 6.a, 7 and 8 are also Preliminary Plan items. Mr. Morey did note that item 20 can be considered final and concurred that item 37 shall be stricken from the review.

No action was taken on the plan.

#### **Riverfront FCU Sketch Plan**

Nick Henn presented the plan. The review letter of April 3, 2025 was discussed. The primary discussion revolved around the zoning comments 1 through 4 and the applicant's intent to seek variances.

Regarding a variance of Section 184-92.A. Mr. Henn indicated that it was the intention to provide the required landscaping. Only the dimensional variance would be sought.

Regarding the variance of Section 184-92.E. and the location of the access point, Mr. Morey noted that it was SSM's opinion that the access point would be better located on the applicant's common driveway so as to not cross two lanes of traffic to get to the third lane when making a left turn in or a left turn out. Mr. McLeod indicated that clients visiting the ATM want quick and simple access and therefore feel that moving the access would drive away business.

The Planning Commission asked if there were any intentions of adding a building/bank to the site. Mr. Henn and Mr. McLeod had indicated that although that there were no immediate intentions of this, it could be in the future.

No action was taken on the plan as this is a sketch plan.

### **Berks Career and Technology Center – Storage Building (Prel)**

Kevin Mohn was present to represent the applicant and present the plan. After describing the plan, Mr. Mohn suggested to hold off on the waiver request for item 12 until such time that they step through further calculations.

No action was taken on the plan.

### **Solicitor**

No Comment

### **Adjournment**

Mr. Colflesh made a motion to adjourn at approximately 8:50 PM; Mr. Werley seconded. All in favor. Motion carried.