

**CAERNARVON TOWNSHIP  
BERKS COUNTY, PA  
PLANNING COMMISSION  
MEETING MINUTES**

**APRIL 27, 2017**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on April 27, 2017 in the Caernarvon Township Municipal Building located at 3307 Main Street, Morgantown, PA pursuant to notice and according to law.

**MEMBERS IN ATTENDANCE**

Sean Zerbey, Chairman; Roger Keith, Member; Donna Jeffery, Member; Allen Styer, III, Member; Terry Naugle, Great Valley Consultants, Township Zoning Officer; Mike Crotty, Siana, Bellwoar & McAndrew, Township Solicitor; Randall Miller, Township Administrator/Secretary.

**CALL TO ORDER**

Sean Zerbey called the meeting to order at 7:30 PM with the Pledge of Allegiance.

**COMMENTS FROM THE ASSEMBLY**

There were no comments at this time.

**MINUTES OF THE PREVIOUS MEETING**

Donna Jeffery made a motion to approve the minutes from the February 23, 2017 Planning Commission meeting. Roger Keith seconded the motion. The motion carried unanimously.

**PLAN REVIEW**

John Panizza gave an overview of Morgan Meadows; and changes to the Main Street property he previously planned for townhouses. The current Land Development Plan (LDP) submittal calls for 18 apartments on the site. Michael Hartman, engineer with dH enterprises, discussed the LDP and the offered responses to the letter from Engineer/Planner Scott Anderson dated April 25, 2017. He indicated that the developer could meet most of the items from Mr. Anderson's letter. He also stated that the developer is requesting waivers from two of the items discussed.

The Board Members discussed the recommendation of the Zoning Hearing Board (ZHB) for the project to be required to conduct a traffic impact study. Following this discussion, Allen Styer made a motion to recommend to the Board of Supervisors that a traffic study be conducted. Donna Jeffery seconded the motion. The motion carried unanimously.

The Board Members also discussed open space requirements, traffic flow internal to the site, and exterior lighting. Terry Naugle, Zoning Officer, along with the Solicitor, Mike Crotty, outlined the Township's requirements. Additionally, Solicitor Crotty indicated that the LDP should include the conditions set forth by the ZHB.

David Saneck, 3500 Main Street, discussed his concerns with traffic flow, and egress from the site, indicating he preferred to see vehicles exiting onto South Street versus onto South 3<sup>rd</sup> Avenue. His concern is with his patients leaving his driveway, and being able to access Main Street

**Page 2 of 2 Pages April 27, 2017**  
**Planning Commission Minutes**

from 3<sup>rd</sup> Ave. The developer, Mr. Panizza indicated a pole at the location of the planned driveway would be relocated.

Following all discussions, Engineer Michael Hartman formally requested waivers of sections 301.3 and 301.6 of the Sub Division and Land Development Ordinance (SALDO). Allen Styer made a motion to recommend to the Board of Supervisors the granting of a waiver from Section 301.3 of the SALDO to allow a Preliminary/Final plan submittal. Roger Keith seconded the motion. The motion carried unanimously.

Allen Styer then made a motion to recommend to the Board of Supervisors the granting of a waiver from Section 301.6 of the SALDO to allow a scale other than 1" = 50'. Roger Keith seconded the motion. The motion carried unanimously.

**BUSINESS**

There was no further business discussed.

**MEMBER COMMENTS**

There were no Member comments.

**ADJOURN**

Donna Jeffery made a motion to adjourn the meeting. Allen Styer seconded the motion. The motion carried unanimously. The meeting adjourned at 8:09 p.m.

Respectfully Submitted,

Randall Miller  
Secretary