

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
AUGUST 24, 2017**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on August 24, 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; Allen Styer, III, Member; Scott Anderson, Great Valley Consultants, Township Planner and Engineer; 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

Allen Styer made a motion to approve the minutes from the May 25, 2017 Planning Commission meeting. Roger Keith seconded the motion. The motion passed on a vote of three members present in favor.

PLAN REVIEW

Joe Margusity, owner, and Chris Falencki, PE, Weiser Engineering Consultants, LLC were present to discuss the Wexford Court property, and amending the previously approved Brittney Estates Land Development Plan (LDP). Mr. Margusity proposes to complete the project by building fewer buildings in a new configuration. He has submitted a plan for review and action by the Planning Commission.

Engineer Falencki discussed his proposal and reviewed the comments from the Township Engineer, Scott Anderson's letter dated August 8, 2017. He also discussed that the new plan will cover less surface, and therefore the previously approved LDP's stormwater actions will be adequate and should be "grandfathered". The developer will however be installing new collections systems for the new buildings.

Mr. Margusity has met with the Home Owners' Association (present at the meeting) and they are in agreement to accept any new facilities. Solicitor Mike Crotty noted that any changes would require signed agreements to be recorded along with the plans.

Engineer Anderson continued to discuss his comments, and noted that the developer is requesting several waivers from the Township's Subdivision and Land Development Ordinance (SALDO). After discussion, Roger Keith made a motion to recommend to the board of Supervisors the following waivers:

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1. Section 301.3 and 403 of the SALDO – to allow the LDP to be submitted as Preliminary/Final;
2. Section 301.6 of the SALDO – to allow a scale of other than 1" = 50';
3. Section 404(f) of the SALDO – to allow the Key Map scale on sheet 20 of 6 to be other than the required 1" = 800';
4. Section 502.3 of the SALDO – to allow whatever street widths are already approved and dedicated to the Township;
5. Section 513 of the SALDO – to allow the concrete monuments as are currently installed;
6. Section 514 of the SALDO – to allow the existing corner markers/pins as are currently set.

Moreover, deferrals:

1. Section 502.7 of the SALDO – to defer the installation of vertical curb and place the required statement on the plan;
2. Section 502.15 of the SALDO – to defer the installation of sidewalk and place the required statement on the plan.

Allen Styer seconded the motion. The motion passed on a vote of three members present in favor.

Engineer Chris Falencki then requested a recommendation for plan approval. The Township Engineer and Solicitor had no objections; Allen Styer made a motion to recommend to the Board of Supervisor the approval of the Preliminary/Final Wexford Court Amended LDP, contingent on all outstanding comments of the Engineers letter date August 22, 2017, and any additional remarks from either the Engineer, Solicitor, or Fire Marshal being addressed. Roger Keith seconded the motion. The motion passed on a vote of three members present in favor.

BUSINESS

The Members discussed a request by the Board of Supervisors to review Ordinance #168 and make recommendation to them for changes to tree and other shrubbery setbacks along Township road "right-of-ways". The Ordinance currently restricts plantings of trees, shrubbery, plants, etc. in the grass strip between curbs and sidewalks, and additionally within three feet of the Township's ROW.

The Members discussed possible changes for the setback. They agreed that the current setback might be too restrictive, and that limiting all plants might be restrictive. They are interested in allowing various, non-intrusive plants (such as flowers or other small vegetation). In the matter plants, they agreed that restricting planting of trees and shrubs in the grass strip between the curb and sidewalk should stay in place. However, the distance of three feet beyond the township ROW might be too limiting, and should be looking into for a possible solution. After discussion, it was agreed that the Solicitor and Engineer would work on changes as discussed for the types of plants allowed and the locations along road ROW's.

MEMBER COMMENTS

There were no Member comments.

ADJOURN

Roger Keith made a motion to adjourn the meeting. Allen Styer seconded the motion. The motion passed on a vote of three members in favor, and none opposed. The meeting adjourned at 8:47 p.m.

Respectfully Submitted,

Randall Miller
Secretary