

**CAERNARVON TOWNSHIP  
BERKS COUNTY, PA  
PLANNING COMMISSION  
MEETING MINUTES  
AUGUST 21, 2018**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on August 21, 2018 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, Chairperson; Allen Styer, III, Member; Nora Filmore, Member; Roger Keith, Member; Donna Jeffery, Member; Terrence Naugle, Great Valley Consultants; Eric Brown, Siana, Bellwoar & McAndrew, Township Solicitor; Joan Bair, Township Administrator/Secretary.

**CALL TO ORDER**

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

**COMMENTS FROM THE ASSEMBLY**

No comments.

**CORRESPONDENCE**

No correspondence for review.

**MINUTES OF THE PREVIOUS MEETING**

Allen Styer made a motion to approve the minutes from the July 17, 2018 Planning Commission meeting. Donna Jeffery seconded motion. Motion carried with all Members present voting in favor of the motion.

**PLAN REVIEWS**

- A. 4020 Main Street & Heritage Drive (Taco Bell) plans were reviewed. Representatives were present to discuss proposed plan. Gina Gerber, Legal Representative on behalf of applicant Elverson Investors, LLC, proceeded to explain location, Lot 1 of a previously approved subdivision. Solicitor Eric Brown confirmed that the subdivision had been properly recorded. Ms. Gerber acknowledged that the proposed restaurant and retail establishment are uses permitted by right in the IOP District per Section 579B.4.a and c. She further explained that on June 29, 2018 preliminary plans were submitted to the Township for Engineer's review. Project Manager Ryan Whitmore was present. He explained that preliminary plans have been revised per recommendations provided by Township Engineer in GVC review letter dated July 26, 2018. Rob Hoffman, project representative, was present to explain that traffic planning is under review, and that currently the traffic review letter has not been addressed. Discussion ensued regarding waiver requests required for the plans dated June 27, 2018. GVC review letter dated July 26, 2018, page 4, notes waivers A - D. A waiver is requested for installation of street lights along the frontage streets. Terrence Naugle,

Great Valley Engineers, recommends approval of street lights waiver. Street and Driveway waivers requested were reviewed. Developer Representatives present explained that those waivers will allow for better planning and design, in particular, for targeted vehicles for this type of business (smaller vehicles). Member Allen Styer inquired about potential dedicated loading space for tractor trailer use. Member Donna Jeffery recommends LDP stay within Township Street and Driveway requirements unless requirement causes undue hardship. Terrence Naugle requested applicant determine if access drive is shared. A review of the easement is needed and would help clarify responsible party for access drive maintenance, including storm water sight drains.

Deferral requests summarized on GVC letter dated July 26, 2018 were discussed. Applicant requests waiver of curbing installation, and would provide a deferral in lieu of the waiver by adding language provided by the Township Engineer and entering into deferral agreement. Discussion ensued about curbing deferral request. Terrence Naugle explained that the deferral allows builder to delay curbing, Township can determine installation timeframe. If deferral is approved, provision will be needed for future drainage connection. Member Donna Jeffery explained that she foresees issue with snow plowing if there is no curbing. Project Manager Ryan Whitmore explained that PennDot has jurisdiction in that area for curbing requirements which could have an impact on curbing design. Any cross slope will need to be ADA compliant. Project Manager assured the committee that the design will be in compliance, including sidewalk grading.

It was noted that Item E waiver has been withdrawn. Applicant will comply with requirements.

It was also noted, no action necessary for Item #3 on page 5 and also Item #21 on page 6 is not required for retail.

Lastly, Terrence Naugle addressed the Berks County Planning Commission review letter dated August 15, 2018. Review letter noted that consideration should be given to providing an emergency access drive for the site.

Following all discussions, motions were presented as follows:

Allen Styer made a motion to recommend to the Board of Supervisors the granting of waiver from Section 301.3 and 403 of the Sub Division and Land Development Ordinance (SALDO). Waiver allows the Plan to be submitted as a Preliminary/Final Plan instead of a Preliminary Plan. Roger Keith seconded motion. All in favor. Motion carried.

Allen Styer 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 of 1"=30' instead of 1"=50 feet. Donna Jeffery seconded motion. All in favor. Motion carried.

Allen Styer made a motion to recommend to the Board of Supervisors the granting of waiver from Section 502.17 of the SALDO which requires street lights along the frontage of the development. Nora Filmore seconded. All in favor. Motion carried.

Donna Jeffery made a motion to recommend to the Board of Supervisors the granting of deferral from Section 502.7 of the SALDO, to defer curbing installation in lieu of a waiver. Deferral language provided by Township Engineer will need to additionally

reflect the necessity of storm water provision. Allen Styer seconded motion. All in favor. Motion carried.

Donna Jeffery made a motion to recommend to the Board of Supervisors the granting of waiver from Section 303.A.3 of Stormwater Ordinance to allow the interior side slopes of the bio retention basin to be 3(H): 1(V). Allen Styer seconded motion. All in favor. Motion carried.

Allen Styer made a motion to recommend to the Board of Supervisors a conditional approval of revised preliminary/final plans originally dated 6/27/2018. Conditional approval subject to meeting outstanding items outlined in GVC letter dated July 26, 2018 and GVC letter dated August 21, 2018, in addition to Stormwater and Traffic Impact Review. Donna Jeffery seconded motion. All in favor. Motion carried. Additionally, Terrence Naugle, GVC, noted Berks County Planning Commission comment regarding consideration of emergency access drive for the site.

- B. Committee reviewed correspondence pertaining to XTL, Inc. plan. Applicant has requested waivers from the Caernarvon Township Stormwater Ordinance for Site restoration plans. Discussion ensued regarding the preferred pipe material. It was noted by Terrence Naugle that for the initial phase, HDPE pipe is preferred for initial site work (phase 1). Member Roger Keith commented on the possibility of guard rail considerations. Following all discussions, motions were presented as follows:

Roger Keith made a motion to recommend to the Board of Supervisors, the granting of requested waiver from Section 303.A.3 of Stormwater Ordinance for slope requirement. Donna Jeffery seconded motion. All in favor. Motion carried.

Roger Keith made a motion to recommend to the Board of Supervisors, the granting of requested waiver from Section 303.A.8 of Stormwater Ordinance. Waiver will allow relief to use plastic (HDPE) pipes in lieu of RCP for outlet pipes for initial (phase 1) site work only. Nora Filmore seconded motion. All in favor. Motion carried.

## **OTHER BUSINESS**

Terrence Naugle, Great Valley Consultants, explained that a letter was received from Bogia Engineering, Inc., granting a time extension to January 31, 2019 for Lot 4A. Roger Keith made a motion to acknowledge receipt of granted time extension. Donna Jeffery seconded motion. All in favor. Motion carried.

## **MEMBER COMMENTS**

Donna Jeffrey expressed gratitude to Solicitor Eric Brown for his guidance and support to the committee. Solicitor Brown proceeded to explain that both the Home Based Occupation and Landscaping and Lighting Ordinances were adopted. Also, he explained that in coordination with Great Valley Consultants, options for consideration have been formulated regarding impervious coverage for the Stormwater Ordinance. Option 1 is to change maximum impervious coverage percentage to 75; Option 2 is to maintain maximum impervious coverage percentage at 65; Option 3 is to increase maximum impervious coverage to 70; Option 4 is to allow impervious coverage percentage higher than 65 with a no harm option for Stormwater; Option 5 is to maintain maximum impervious coverage at 65 percent, subject to payment fee for Stormwater;

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or, Option 6 which would allow a shared access/shared infrastructure option reducing impervious coverage and offer a percentage bonus.

**ADJOURN**

Having no further business, Chairman Sean Zerbey adjourned the meeting at 8:55 p.m.

Respectfully Submitted,

Joan A. Bair  
Secretary