

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
MARCH 19, 2019**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on March 19, 2019 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; Jeffrey Vickers, Member; Scott Anderson, Great Valley Consultants, Township Engineer and Planner; Eric Brown, Siana, Bellwoar & McAndrew, Township Solicitor; Joan Bair, 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

No comments from the assembly at this time.

MINUTES OF THE PREVIOUS MEETING

Allen Styer made a motion to approve the minutes from the February 19, 2019 Planning Commission meeting. Donna Jeffery seconded the motion. The motion carried with all Members present voting in favor of the motion.

PLAN REVIEWS

A. Russ Long from Bogia Engineering updated the Planning Commission Members on the Lots 2A and 2B Land Development Plans, revised March 5, 2019. Mr. Long explained that alternatives are being considered for the curb radius. He also noted that Stormwater Management plans will be forwarded to Berks Conservation for review and comments. Township Engineer Scott Anderson discussed the GVC review letter dated March 19, 2019. He also summarized the Berks County review letter, in particular, comment A regarding the parking and proposed basin located in the identified FEMA floodplain. Member Allen Styer recommends further clarification be obtained from the County. At the conclusion of discussions, the committee requested further clarification be obtained from the County regarding the environmental hazard area comment. The members agreed to table Lots 2A and 2B LDP recommendations at this time, pending further comments from Berks County regarding environmental hazard comment.

B. The committee was informed about the Casino LDP conditional approval.

C. Township Engineer Scott Anderson gave an update on the Morgantown Apartments LDP. Engineer Anderson and the Morgantown Apartments Developer have met to discuss plans including any needed coordination with PennDot. Solicitor Eric Brown recommends the developer be informed in writing regarding the requirement for a formal request to the Board of Supervisors for their speed limit reduction request. Engineer Anderson noted that a follow up regarding the plans will be provided.

OTHER BUSINESS

The Planning Commission members acknowledged receipt of the Stackhouse Bensinger Inc Time Extension letter dated March 18, 2019.

The Planning Commission members tabled review of C Zones.

Secretary Joan Bair informed the members about the March 27, 2019 Joint Comprehensive Plan Committee meeting. The next JCP section for review is Natural Features & Ag Preservation Plan.

There was no further business discussed.

MEMBER COMMENTS

No comments.

COMMENTS FROM THE ASSEMBLY

At this point on the agenda, Alison Bolt from Birdsboro requested time for public comments, she missed the opportunity at the beginning of the meeting. Out of concern for the upcoming Pipeline work in the area of the Twin Valley High School, Ms. Bolt requests that the Township consider an emergency exit be added from Clymer Hill Road. Township Engineer Anderson explained that a zoning review for that request would be needed. Ms. Bolt also commented on the traffic challenges at the Route 23 and Route 401 intersection. She inquired about the possibility of installing a traffic signal at that intersection in preparation for the potential Casino. Member Donna Jeffery explained that the Township cannot logistically enforce a business to be responsible for installation of a traffic signal not located at their site, and the area of concern would require PennDot's approval for the traffic signal. Township Engineer Anderson recommends establishing funding first, and also recommends a traffic study and analysis to determine if a traffic signal can be justified for that intersection.

Alfred Manno, Township Resident, requested guidance from the committee for dividing his property located in the EAP zone. GVC informed Mr. Manno about zoning matters such as road frontage issues. Solicitor Eric Brown recommended Mr. Manno submit a formal application to the Township which includes a surveyors approved plans.

ADJOURN

Having no further business, Donna Jeffery made a motion to adjourn meeting. Roger Keith seconded motion. All in favor. Motion carried. Meeting adjourned at 8:55 PM.

Respectfully Submitted,

Joan A. Bair
Secretary