

**CAERNARVON TOWNSHIP  
BERKS COUNTY, PA  
PLANNING COMMISSION  
MEETING MINUTES  
APRIL 19, 2022**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on April 19, 2022 in the Caernarvon Township Municipal Building located at 3307 Main Street, Morgantown, PA, and via Zoom, pursuant to notice and according to law.

**MEMBERS IN ATTENDANCE**

Sean Zerbey, Member; Roger Keith, Member; Allen Styer, Member; Jeffrey Vickers, Member; Scott Anderson, Kraft Engineering; Eric Brown, Siana, Bellwoar & McAndrew, Township Solicitor; Joan Bair, Township Administrator/Secretary. Absent Member: Brian Licitra.

**CALL TO ORDER**

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

**COMMENTS FROM THE ASSEMBLY**

No comments from the assembly.

**CORRESPONDENCE**

No correspondence.

**MINUTES OF THE PREVIOUS MEETING**

Jeff Vickers made a motion to approve the minutes from the January 18, 2022 Planning Commission meeting. Roger Keith seconded motion. Motion carried unanimously, 4-0.

**PLAN REVIEWS**

**A. CROSSINGS BLVD (POPEYE’S/WENDY’S)** – Project Representatives Chris Dinoulis (Bohler Engineering) and Roger Vanderklok presented their proposed Popeye’s/Wendy’s Land Development Plan. Township Engineer Anderson summarized the April 14, 2022 GVC Review Letter, and explained that the NPDES permit application has been submitted. Member Jeff Vickers inquired about drainage plans, traffic trip count and options for a truck curb modification to the Wendy’s loading space. After discussion, the following waivers and plan approval were recommended:

- (1) Allen Styer made a motion to recommend to the Board of Supervisors the approval of waivers from SALDO Sections 301.3 and 403 (Preliminary/Final Plan). Roger Keith seconded the motion. Motion carried unanimously, 4-0;
- (2) Jeff Vickers made a motion to recommend to the Board of Supervisors the conditional approval for the Popeye’s & Wendy’s Land Development Plan, subject to the following: satisfaction of any outstanding items in Great Valley’s review letters, modification of the Wendy’s loading space design, adding truck traffic signage and incorporating comments on the Land Development Plan. Allen Styer seconded the motion. Motion carried unanimously.

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- B.** Morgantown Road Commercial Development plan review extension until July 16, 2022 was acknowledged.

**OTHER BUSINESS**

- A. Plans for signature: 3011 Best Road and Hillside Custom Machining.
- B. Plans Review Chart discussed.

**MEMBER COMMENTS**

No comments.

**ADJOURN**

Having no further business, Allen Styer made a motion to adjourn meeting. Jeff Vickers seconded the motion. Meeting adjourned at 8:18 p.m.

Respectfully Submitted,

Joan A. Bair  
Secretary