

**CAERNARVON TOWNSHIP  
BERKS COUNTY, PA  
PLANNING COMMISSION  
MEETING MINUTES  
JUNE 21, 2022**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on June 21, 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; Jeffrey Vickers, Member; Scott Anderson, Kraft Engineering; Eric Brown, Siana, Bellwoar & McAndrew, Township Solicitor; Joan Bair, Township Administrator/Secretary. Absent Member: Allen Styer.

**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**

Roger Keith made a motion to approve the minutes from the May 17, 2022 Planning Commission meeting. Jeff Vickers seconded motion. Motion carried unanimously, 3-0.

**PLAN REVIEWS**

- A. **Morgantown Road Commercial Revised Plans** – Ms. Debi Roesener, project Representative, summarized plan revisions. Zoning items 3 and 4 were discussed. Engineer Anderson explained that the PennDot HOP diagram and Land Development Plan are under review to clear up any discrepancies. Engineer Anderson gave an overview of the zoning officer's review letter addressing the loading zones. Ms. Roesener distributed a design showing a dedicated lane for truck loading zone, a lane that will be strictly for trucks (not for public access). Engineer Anderson requested that the Developer verify that emergency vehicle access meets requirements.

After discussion, the following deferrals, waiver, and plan approval were recommended:

- (1) Roger Keith made a motion to recommend to the Board of Supervisors the approval of deferrals for SALDO Section 502.7 (curbing) and Section 502.15 (sidewalk). Jeff Vickers seconded the motion. Motion carried unanimously, 3-0;
- (2) Roger Keith made a motion to recommend to the Board of Supervisors the waiver of Stormwater Ordinance Section 303.A.3 allowing for interior basin slopes of 3(H): 1(V). Jeff Vickers seconded the motion. Motion carried unanimously, 3-0;
- (3) Jeff Vickers made a motion to recommend to the Board of Supervisors a conditional approval for the Morgantown Road Commercial Development Preliminary Land Development Plan, subject to updating Sheets 22 and 23, updating loading area requirements (verify truck turning, emergency access, and

compliance with applicable Ordinances), and satisfaction of any outstanding items in the June 20, 2022 Kraft Engineering Review Letter. Roger Keith seconded the motion. Motion carried unanimously.

- B. 3001 & 3007 Main Street Minor Subdivision** – Mike Bercek, Bercek & Associates, presented the Minor Subdivision Plan to create a residential lot. Mr. Bercek explained that there are no proposed improvements. Engineer Anderson discussed the Kraft Engineering review letter dated June 14, 2022. The Members discussed sidewalk and curbing and driveway requirements for the lots.

After discussion, the following deferral and plan approval were recommended:

- (1) Jeff Vickers made a motion to recommend to the Board of Supervisors the approval of deferral for SALDO Section 502.7 (curbing) and Section 502.15 (sidewalk) for all 3 lots, subject to recording deferral agreements in form acceptable the Township and Township Solicitor. Roger Keith seconded the motion. Motion carried unanimously;
- (2) Jeff Vickers made a motion to recommend to the Board of Supervisors the approval of the 3001 & 3007 Main St. Minor Subdivision, subject to the satisfaction of any outstanding items in the Kraft Engineering Review Letter dated June 14, 2022. Roger Keith seconded the motion. Motion carried unanimously.

#### **OTHER BUSINESS**

- A. Plans Review Chart was discussed.
- B. Sheds Unlimited Plans – Ready for Signature

#### **MEMBER COMMENTS**

Roger Keith inquired about the status of a Professional Planner for the airport property.

#### **ADJOURN**

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

Respectfully Submitted,

Joan A. Bair  
Secretary