

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
PLANNING COMMISSION
MEETING MINUTES
JANUARY 10, 2023
SPECIAL MEETING**

The Caernarvon Township Planning Commission held its Regular Monthly Meeting on January 10, 2023 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, Chairperson; Roger Keith, Member; Allen Styer, Member; Michael Gill, Buckley Brion McGuire & Morris LLP; Joan Bair, Township Administrator/Secretary. Absent Member: Jeff Vickers.

Engineer Scott Anderson, Kraft Municipal Group, arrived late.

CALL TO ORDER

Attorney Michael Gill informed the Commission about Reorganization requirements for the New Year. After discussion, Roger Keith made a motion to maintain the Planning Commission's 2022 Organization for the Special Meeting. Allen Styer seconded the motion. Motion carried unanimously.

Sean Zerbey, Chair, called the meeting to order at 5:31 PM with the Pledge of Allegiance.

COMMENTS FROM THE ASSEMBLY

No comments from the assembly.

CORRESPONDENCE

No Correspondence

MINUTES OF THE PREVIOUS MEETING

No minutes for review.

BUSINESS

- A. Consider, and Possibly Adopt a Recommendation to the Board of Supervisors Regarding the Planned Residential Development Application of Green Hills, LLC for Property Located at 590 Willow Glen Road** – Special Counsel Gill explained that the Special Meeting public notice met advertising requirements, and that the purpose of the meeting is for the Planning Commission to consider and possibly recommend adoption of the Magnolia Green PRD application.

Special Counsel Gill explained that the Planning Commission Members provided comments regarding the PRD Application. The Members did not deliberate to consider a recommendation. At this time, a draft recommendation letter to the Board of Supervisors was provided to the Members for review.

Special Counsel Gill summarized the Commission's recommendation to the Board of Supervisors which is to deny the PRD application as submitted. The following key points were discussed: (1) The requested Waivers and Modifications lack information, and also are inconsistent with the current zoning ordinance; (2) the one

(1) acre minimum requirement for Open Space plans is not consistent with Zoning Ordinance; (3) a plan for the feasibility of water/sewer/stormwater systems was not provided; and (4) information regarding foreseeable traffic issues was inadequate.

Public Comment was taken at this time. One non-verbal “thumbs up” from one in attendance. Michelle Raymond, Lenape Drive, inquired about the next planned meeting. Special Counsel Gill explained that he will enter the recommendation letter as an exhibit for the public hearing scheduled for this evening.

After discussion, Allen Styer made a motion to adopt the presented letter as a recommendation from the Planning Commission to the Board of Supervisors regarding the Planned Residential Development Application of Green Hills, LLC for Property Located at 590 Willow Glen Road. Roger Keith seconded the motion. Motion carried unanimously, 3-0.

OTHER BUSINESS

No items.

MEMBER COMMENTS

No comments.

ADJOURN

Having no further business, Allen Styer made a motion to adjourn meeting. Roger Keith seconded the motion. Meeting adjourned at 5:49PM.

Respectfully Submitted,

Joan A. Bair
Secretary