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December 20, 2022

Caernarvon Township Planning Commission
c/o Joan Bair, Township Secretary
3307 Main Street
P.O. Box 294
Morgantown, PA 19543-0294

Re: Green Hills Land, LLC - Magnolia Greene PRD
Tentative PRD Plan
SBI File #2022-184

Dear Ms. Bair:

The purpose of this letter is to serve as a supplement modification request based on the December 20, 2022 review letter from Scott Anderson, P.E. of Kraft Engineering. In addition to previously submitted modification requests referenced in the Tentative PRD Plan and December 6, 2022 revised submission, the Applicant hereby request the following additional modifications relative to the Green Hill Land, LLC – Magnolia Greene Tentative PRD Plan for the proposed PRD Development at 590 Willow Glen Road in Caernarvon Township (Beiler Property Morgantown Airport):

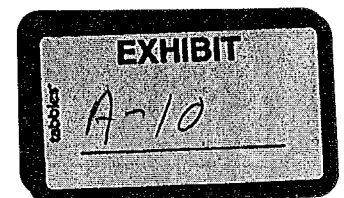
Under the heading Zoning Ordinance:

10. The Applicant hereby requests a modification from Section 628.13.c.1, specifically the requirement that each individual open space be at least one (1) acre in size and that the requirements set out in Ordinance 313, Section 598.G govern this application.

Under the heading Subdivision and Land Development Ordinance:

8. The Applicant hereby requests a modification from Section 502.8.a. The applicant asserts that the centerline of the street lines has been maintained where streets are proposed to extend into existing roadways at Hunter Hill Drive and Willow Glen Road and that as such there is no deflection of the street lines, but to the extent that the Township holds otherwise, a waiver is hereby requested.

9. The Applicant hereby request a modification from Section 502.10.e relative to the intersections of Road B and Road H with Main Street (S.R. 23) to be separated by less than 1000 feet and to allow them to be separated by 750 feet as depicted on the plan.



15. The Applicant hereby request a modification from Section 502.18 for Lots 48 and 60 to allow a corner lot offset of 38 feet rather than 40 feet.

25. The Applicant hereby request a modification from Section 502.10.a to allow intersections at other than 90-degree angles.

25. The Applicant hereby request a modification from Section 502.10.d to allow the approach to the intersections to be less than 50 feet in length from the beginning of the right-of-way line.

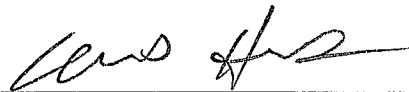
26. The Applicant hereby request a modification from Section 502.10.c to allow the intersection spacing between Road F and Road G to be 123 feet rather than the 150 foot minimum spacing set out in the referenced provision.

27. The Applicant hereby request a modification from Section 502.8 to allow the minimum radii of Road F along Open Space N to be a radii of 34 feet rather than 150 feet as required by the referenced provision.

28. The review letter does not set out a reference to the requirement to increase the cartway or provide additional right-of-way. To the extent that such requirements apply, Applicant hereby requests a waiver from such requirements. Applicant acknowledges that pursuant to Section 502.1.e, the Township may require an adjoining landowner to dedicate land sufficient to widen the right-of-way. To the extent that the Township might require dedication of additional land for right-of-way, the Applicant hereby requests a modification from such requirement.

Sincerely,

BARLEY SNYDER

By: 

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