



**BERKS COUNTY
Planning Commission**

Berks County Services Center | 633 Court Street, 14th Floor Reading, PA 19601- 4309
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November 22, 2022

Joan Bair
Caernarvon Township
P.O. Box 294
Morgantown, PA 19543

Re: Magnolia Greene Development
File #: 13-13697
Plan #: 2022-184 (2 Sheets of 2)
Dated: 10/20/2022
Prop ID #: 35-5320-02-55-2777
35-5320-01-45-3650

Dear Mrs. Bair,

The Berks County Planning Commission staff has reviewed the **Tentative** Plan for Planned Residential Development (PRD) as submitted for the above captioned subdivision. The tract is located along the north corner of Willow Glenn Road and the northeastern side of Main Street (S.R. 23).

This plan is reviewed by the Berks County Planning Commission pursuant to Section 502 of the Pennsylvania Municipalities Planning Code. The Commission staff has not evaluated the plan for compliance with local ordinances, unless so noted. The municipality must ensure that the plan meets local zoning, subdivision and land development requirements, and any other regulations. The following comments are added for consideration:

A. Conformity of the plan with the Berks County Comprehensive Plan:

The site is located within the Existing Development area. The proposed subdivision for the 135 Single Family, 86 Townhouses, and 1 Commercial Lot is consistent with the Berks County Comprehensive Plan 2030.

B. General Planning Comments:

1. The Berks County Planning Commission recommends that you call ahead for subdivision/land development plan endorsements. Please review the Plan Endorsement Checklist at <http://www.co.berks.pa.us/dept/Planning/Pages/default.aspx> prior to coming to the office. If you have any questions, please contact the office at (610) 478-6300.
2. The township should consider requesting a tentative layout of the proposed commercial space for planning purposes. The BCPC application indicated 8 commercial units, will there be 8 individual lots, 1 building with 8 units, 8 leased buildings, etc.? This is

EXHIBIT

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particularly important for determining reservation for vehicular access based on site conditions.

3. The project will need a PennDOT highway occupancy permit to terminate the Willow Glen Road connection at SR 23.
4. The township should ensure that the proper procedure(s) are followed for the vacating of land(s) associated with the elimination of the section of Willow Glen Road within the project site.
5. The township should coordinate with the Pennsylvania Turnpike Commission regarding the bridge replacement on SR 23.
6. The plan identifies Roads B and H as new access streets on to SR 23, PennDOT HOP's are needed for both access streets prior to final plan approval.
7. Due to road size, staff recommends no on-street parking. If on-street parking is prohibited the project should provide for adequate visitor parking.
8. The plan is missing internal traffic controls, staff recommends having the traffic controls added to the plan prior to final approval.
9. Will the one mailbox in the townhouse section be adequate for the number of units being proposed?
10. The plan identifies mailboxes are proposed on the opposite side of the sidewalk, staff recommends having each mailbox placed on the curbed side.
11. The plan identifies having a trail ending opposite of the middle of a resident's driveway on (Road F), staff recommends relocating the ending of the trail, to a point with access to the sidewalk system.
12. Staff recommends that sidewalks be extended from both the townhouses and single family lots along Road A, if trail is not ADA compliant. Please provide for future connections across Road A to the proposed Commercial parcel.
13. The plan notes "Active Recreation", staff recommends identifying what type of recreation will be placed on the plan prior to final approval.
14. If there is a homeowner's association that will be created with the townhouse portion of the subdivision, the Township should review the by-laws and covenants of the proposed association to ensure for the appropriateness and adequacy of all provisions. The Township should make sure that these documents adequately discuss maintenance issues, operational/ management process, long-term capital maintenance, how police coverage will be handled, enforcement of speed limits on private roads, etc.
15. The plan should contain complete erosion and sediment control provisions.
16. The project site is in the Caernarvon Township Authority's **ground** water protection area. With any future development on the site, the developer should contact the Caernarvon Township Authority for additional information.
17. According to our assessment information, this property has been enrolled in the Clean & Green Program since 2003. We recommend that the owner contact the Berks County

Assessment Office (610) 478-6262 for clarification of the Clean & Green requirements for the proposed subdivision.

18. Erosion and sediment control measures where required under Title 25, Pennsylvania Code, Chapter 102, Rules and Regulations of the Pennsylvania Department of Environmental Protection, shall meet standards and specifications of the Berks County Conservation District. The Berks County Conservation District should approve the erosion and sediment control plan prior to final plan approval.
19. The local fire official(s) and EMS should review the plan relative to fire protection and emergency issues.
20. The developer should be sure that applicable Americans with Disabilities Act (ADA) requirements are met including trail crossings of streets.
21. The township should be satisfied with the proposed stormwater management design prior to plan approval. The proposal should meet applicable regulations of the township's Stormwater Management Ordinance.
22. The plan references the PIN (12-digit number). The County will solely use the UPI/PROPID (14-18 digit number) in all internal land record systems and use of any other identifiers will no longer occur. Map PIN numbers and Account numbers will no longer be created or maintained. The County encourages any public or private entity currently using any legacy property identifiers to make efforts to convert any existing documentation to the UPI/PROPID. Please contact Brad Shirey bshirey@countyofberks.com with any questions/concerns.

The Berks County Planning Commission will review any additional submission of this plan at the request of the municipality. After municipal approval of the plan for recording, **a minimum of one print should be delivered to the Berks County Planning Commission for signature that will be retained by this office.**

Any additional copies for the municipality and the Subdivider or Developer will be stamped. The Berks County Recorder of Deeds Office should be contacted at (610) 478-3380 relative to any questions regarding recording requirements. The applicant has 90 days to record the plan after the governing body approves the plan at a public meeting.

PennDEP should consider this review as the Berks County Planning Commission's review of the Planning Module required under Act 537. Those persons responsible for preparing the Planning Module submission for PennDEP should include a copy of this review with the module submission. Municipalities are advised that subdivision and/or land development plans must be consistent with a DEP-approved planning module or official plan revisions or have been granted an exemption from planning by DEP prior to plan recording.

If there are any questions regarding this review, please contact me at sellison@countyofberks.com by email or (610) 478-6300 ext. 6307.

Sincerely,

Shanice E. Ellison

Shanice E. Ellison
Planner I
Berks County Planning Commission

cc: Caernarvon Township Planning Commission
Caernarvon Township Engineer

November 22, 2022

Magnolia Greene Development

Green Hills Land, LLC
Veron & Betty Beller
Stackhouse Bensinger
PennDEP
Berks County Assessment Office
Caernarvon Township Authority