

**PLANNING COMMISSION  
MINUTES OF MONTHLY MEETING  
OCTOBER 3, 2006**

The monthly meeting of the Longswamp Township Planning Commission was held at the Longswamp Township Municipal Building, 1112 State Street, Longswamp Township, Mertztown, Pennsylvania, 7:30 p.m., prevailing time as previously advertised and posted.

**ROLL CALL**

Officials Present: Dick Meier, Chairman; Mike Radcliff, Vice-Chairman, Bruce Godfriaux, David River, Frank Karoly, Stanley Bauman, and Cathi Kratzer, Secretary. Also in attendance were Jill Smith, representing the Engineer; Jill Nagy, Esquire, representing the Solicitor; and Barbara Ebert, Recording Secretary. Supervisors Bruce Hall and Steve Wyka were present at the meeting.

**ATTENDANCE**

Bruce Rader, Berks Surveying & Engineering, and Mr. and Mrs. David Werley (Hills of Shalom-3); and several interested residents.

**CALL TO ORDER**

Chairman Dick Meier called the meeting to order at 7:35 p.m.

**APPROVAL OF MINUTES**

Mike Radcliffe made a **motion** to approve the Planning Commission Minutes for the September 5, 2006, meeting; Cathi Kratzer seconded that motion. All in favor.

**ENGINEER'S REPORT – Jill Smith**

**Board of Supervisors Meeting of September 12, 2006:**

1. The Board of Supervisors granted conditional Final Plan for the Golden Meadows Phase II Subdivision based on the Engineer's letter dated August 29, 2006, the Solicitor's Document Review Letter dated September 5, 2006, receipt of a letter from the PA Fish and Boat Commission regarding the removal of the tree row, agreement between the Developer and the Board of Supervisors regarding the construction cost of the proposed pathway and Recreation Fees to be paid, and approval by the Board of Supervisors and the Township Solicitor of the Ownership and Maintenance Plan proposed by the Developer for the conservancy area (Lot 13).
2. The Board of Supervisors passed Resolution No. 2006-19 accepting the Planning Module and passed a motion authorizing the Township Secretary to sign the Sewage Facilities Planning Module for the Hills of Shalom Subdivision.
3. The Board of Supervisors passed a motion to extend the review period for the Cole Woods Sketch Plan for Record to December 31, 2006 as recommended by the Planning Commission.
4. The Board of Supervisors passed a motion to extend the review period for the Chartwell Manor Subdivision to December 14, 2006 as recommended by the Planning Commission.

5. The Board of Supervisors held a Public Hearing for the Township SALDO from 7:00 PM to 7:30 PM prior to the regular Board of Supervisors meeting. The Board passed a motion to adopt the Subdivision and Land Development Ordinance (Ordinance No. 231), with Appendix L to be added at a later date. The new SALDO is effective as of September 18, 2006.
6. The Board of Supervisors passed a motion to adopt the Township Stormwater Management Ordinance (Ordinance No. 232). The new Ordinance is effective as of September 18, 2006.
7. It was announced that the next Traffic Advisory Committee meeting will be held on Wednesday, October 4, 2006 at 6:30 at the Township Municipal Building.
8. The Board of Supervisors passed a motion to adopt a new Weed Ordinance (Ordinance No. 233).
9. The Board of Supervisors passed a motion to adopt the Environmental Advisory Council Ordinance (Ordinance No. 234) which creates an Environmental Advisory Council, provides operating procedures and states the powers of the Council. Bylaws for the Council will be formulated and adopted at a later date after the Council has been formed.
10. The Board of Supervisors passed a motion authorizing the Solicitor to reopen the Longswamp Township Agricultural Area Security District. The Township will be accepting applications from October 1, 2006 to October 31, 2006.
11. The Board of Supervisors passed a motion for the Township Engineer and Solicitor to proceed in preparing an Onlot Sewage Management Ordinance.
12. The Board of Supervisors authorized sending to the Brandywine Heights Area School District the impact statement information prepared by the Developer for the Estates of Sutherland.
13. The Board of Supervisors passed a motion to table action at this time on the Briarwood Subdivision.

**Board of Supervisors Meeting of September 26, 2006:**

The meeting was cancelled. The next Board of Supervisors meeting will be held on October 10, 2006.

**NEW BUSINESS**

**Hills of Shalom-3 – Preliminary Plan**

Drawing dated April 3, 2006, and last revised September 11, 2006. Reviewed by our Engineer with comments contained in Hanover Engineering letter of September 26, 2006.

A review of the Engineer's letter included the following comments:

- The DEP has responded to the Planning Module submission: they noted several omissions from the packet. The missing information will be submitted by the Developer to the Township for forwarding to DEP.

- In compliance with SALDO Section 7.292 which requires monumentation along the right-of-way at changes in direction of street lines and at each end of each curved street line, three (3) additional monuments will be set along Locust Street. The Engineer also noted that the Developer may request a waiver of new concrete monuments or concrete encasement where existing monumentation has been found along the tract boundary. David River made a **motion** recommending to the Board of Supervisors that a waiver of concrete monuments where existing monumentation has been found along the tract boundary be granted to Hills of Shalom-3; Stanley Bauman seconded the motion. All in favor.
- The Engineer has reviewed the number and location of the proposed shade trees in accordance with SALDO Section 7.34 – Shade trees shall be placed at a maximum distance of fifty (50) feet between trees. The Engineer has recommended that one (1) additional tree be placed on Lot 3. She also noted that if any existing trees are removed during construction, they will be required to be replaced. A note stating such shall be added to the plan.
- The Developer stated that infiltration testing has been completed; paperwork to be forthcoming.
- The Planning Commission recommends that schematic architectural drawings be required only if lot improvements are proposed. The Engineer proposed that a note be added to the plan stating that schematic architectural drawings will be provided upon application for a building permit.

Stanley Bauman made a motion recommending to the Board of Supervisors that **Conditional Preliminary Approval** be granted to Hills of Shalom-3 subject to: (1) the Engineer's letter of September 26, 2006; (2) issues discussed at the Planning Commission meeting of October 3, 2006; and (3) Board of Supervisors approval of waivers requested; Cathi Kratzer seconded the motion. All in favor.

#### **Time Extension - Clarence H. Rohrbach (Rohrbach Valley) Subdivision**

Bruce Godfriaux made a **motion** recommending to the Board of Supervisors that a time extension to December 31, 2006, be granted to Clarence H. Rohrbach (Rohrbach Valley) Subdivision; David River seconded the motion. All in favor.

#### **Agricultural Area Security District**

The Solicitor reported that the Board of Supervisors has voted to reopen the Longswamp Township Agricultural Area Security District from October 1 through October 31, 2006. Any applications received will be reviewed by the Planning Commission before recommendations are made to the Board of Supervisors in either November or December 2006.

#### **PUBLIC COMMENTS**

**Mike Sacks** reported that the Brandywine Heights Area School Board, at their meeting on October 2, 2006, discussed several letters received by the Township from Frederick Reigle, Esquire, solicitor for Grande Land, L.P. A letter dated December 23, 2004, addresses a proposal made by Grande Land, L.P. in which they offer a donation of \$125,000 per year for eleven (11) consecutive years beginning in the calendar year in which children begin enrollment in the Brandywine Heights Area schools. An additional letter, dated February 22, 2006, states that since no action was ever taken to accept this proposal by the School District or anyone on their behalf, Mr. Grande has determined that in place of the original offer, he will designate the Estates of Briarwood to be a 55+ community which will result in few, if any, students and a substantial increase in the tax base -- a benefit to the community exceeding the value of the earlier offered financial contribution. Mr.

Sacks thanked the Planning Commission for bringing this matter to his attention and noted that the solicitors for all interested parties will be discussing this issue further. Jill Nagy, Township Solicitor, noted a letter was received from the School Board's Solicitor regarding Grande Land, L.P.'s donation offer. The Solicitor will be discussing the letter with the BOS.

The Solicitor noted that a letter has been received from the BHASD Solicitor in regard to the proposed donation offered by Grande Land L.P. in 2004.

Following Mr. Sacks' comments, the Chairman requested that the Solicitor and Engineer give a brief overview of the Grande developments for the benefit of new Planning Commission members. Several points raised in the overview include:

1. All three developments (Estates of Sutherland, Estates of Briarwood and Martin Farms) were submitted under the previous zoning ordinance.
2. An agreement was made allowing consecutive review periods for the three subdivisions. The review period for the Estates of Briarwood and the Martin Farm will not begin until the Township Engineer/Solicitor issue a letter to the developer initiating a start date for review.
3. A timetable has been agreed upon for monetary submissions from Grande that is not related to review dates.
4. The first of the three submissions, Estates of Sutherland, has received Conditional Preliminary approval by the Planning Commission and the Board of Supervisors.
5. The Planning Commission, in accordance with the Agreement, indicated to the Supervisors in its September 5 meeting that it is ready for review of the second submission and the MPC review period will begin with action by the Board.
6. Board action will allow the Township Engineer/Solicitor to issue a letter to the developer initiating a start date for review.
7. At the September 12, 2006, meeting, the Board of Supervisors tabled action on activating either of the two remaining subdivisions, the Estates of Briarwood and the Martin Farm, submitted by Grande Land, L.P.

#### **ADJOURNMENT**

Mike Radcliffe made a **motion** to adjourn the meeting at 8:37 p.m.; Bruce Godfriaux seconded that motion. All in favor.

Respectfully submitted,

Barbara K. Ebert  
Recording Secretary