

The monthly meeting of the Longswamp Township Planning Commission was held on Tuesday, November 1, 2005. The members attending were Dick Meier, Chairman, Carolyn Donio, Secretary, Joe Vangeri, Mike Radcliffe, Ruth Lippincott, Bruce Godfriaux and Stanley Bauman. Also in attendance was Rich Orwig, our Solicitor, and our Engineer, Jill Smith. There were no Supervisors present at the meeting.

The attendance sheet was signed by: Mark Schroeter with Chris Falencki, P.E., and Jon Sandberg, contractor, for the **Bear Creek Hotel Expansion**; and Bruce Rader, the engineer for the **Fenstermacher "Feld-3" Subdivision**. Also signing the attendance sheet as interested citizens were Frank Karoly, Maryann Lantz, Winfield Lease, Melanie Kerber, Michael Salvadge and Mike Sacks.

Dick Meier, Chairman, called the meeting to order at 7:30 P.M. On a Motion made by Joe Vangeri, seconded by Mike Radcliffe and unanimously carried, the Planning Commission Minutes for the October 4, 2005, meeting were approved as written.

Our Engineer, Jill, offered the following report of actions taken by the Board of Supervisors at its October 11, 2005 meeting with regard to Planning Commission matters:

1. The Supervisors extended the review period for the **Oswald Subdivision** as requested for sixty (60) days.
2. The Supervisors passed a motion to deny a time extension and reject the **Golden Meadows Phase II Subdivision Plan** pursuant to the issues addressed in the Engineer's letter of May 31, 2005.
3. The **Dean Subdivision** received final plan approval.
4. The Supervisors passed a motion to authorize the advertising by the Solicitor of the Lehigh Creek Watershed Act 167 Stormwater Management Ordinance which will be adopted by the Supervisors at its October 25, 2005 meeting.
5. The Township Secretary was authorized to advertise the zoning ordinance workshop to be held on October 18, 2005, at 7 p.m.

At its October 25, 2005 meeting the Supervisors passed the following motions:

1. To authorize the Solicitor to advertise the 30 day comment period for the Draft

Act 537 Sewage Facilities Plan which was presented by Jim Birdsall setting November 14, 2005 at 7 p.m. as the date for the public hearing on the draft.

2. To adopt the new Little Lehigh Creek Watershed Act 167 Stormwater Management Ordinance (Ordinance No. 228) as presented by the Engineer.

The first plan to come before the commission was the **Bear Creek Hotel Expansion Plan**. We are reviewing Drawing No. D-10041-C dated April 1, 2005, last revised October 3, 2005, which Plan is being presented by Chris Falencki from Weiser Engineering with input from Mark Schroeter, the Manager for Bear Creek, and Jon Sandberg, the contractor. Our Engineer reviewed the plan and provided comments in a letter dated October 27, 2005. The following items were addressed:

1. A formal request for a waiver of Section 4.31, to permit the final plan drawn in a scale of 1" = 30' as opposed to 1" = 20'.

2. A waiver has been requested of Section 4.3522 for the inclusion of a 100 year flood plain. Our Engineer has determined that the developer need not obtain a waiver of this section since the proposed improvements are located in an area determined to be outside of the 100 year flood plain. Therefore, a waiver will not be required as long as that information is noted on the plan.

3. The requirements of Section 4.3577 relating to fire protection and accessibility for fire fighting equipment were addressed by the contractor who says that the first source of water would be the indoor swimming pool and then the snow making pond.

4. A waiver of Section 4.35802 requiring traffic studies has been requested.

5. A waiver of Section 4.35808 requiring impact studies has been requested.

6. With respect to the off-street parking requirements of Section 5.542, Mr. Schroeter has indicated that 67 new spaces will be created with no new parking required for employees; this is based on bodies per shift and the fact that the required additional man hours will be provided by existing employees who are working only part-time. We would like to see a statement in writing that no additional employees will be necessary and therefore no additional parking needed or have a note on the plan making that statement. As for handicapped parking, 2 additional spaces will be provided in the area of the existing handicapped parking.

7. It will be necessary that the developer obtain PADEP approval of the sanitary sewer system or we will need to review the holding tank agreement. All other sewer and water issues will be addressed by the developer.

8. A waiver has been requested for Section 5.943 regarding ingress and egress; Section 5.9913, traffic impact study; and 5.992, additional impact studies.

The Planning Commission requires that the waiver requests set forth the reason a waiver

is being sought.

The Berks County review recommended that the waiver of Section 3.02 granted on May 10, 2005, and the special exception granted on May 26, 2005, be provided in a plan note.

Bruce Rader, P.L.S. attended with regard to the **Fenstermacher (Feld-3) Subdivision Plan**. There had been extensive discussion concerning the division of Lots 18 and 28 by Cider Mill Road and it was determined at the October meeting that if there is not an ordinance prohibiting the division of a lot by a roadway, the Planning Commission would accept the configuration. However, after research, our Engineer concluded that zoning prohibits a division of a lot in that manner. Based on that information, Mr. Rader presented a reconfiguration wherein what had previously been the divided lots 18 and 28 will now be the residue lot. It was recommended that the lot be given a lot number and that a note be added to the plan indicating that no further subdivision of the residue area will occur.

A request for a time extension to March 8, 2006, was received and a Motion made by Bruce Godfriaux, seconded by Joe Vangeri and unanimously carried, to recommend to the Supervisors that the **Fenstermacher (Feld-3) Subdivision** extension be granted.

Jim Birdsall provided a brief discussion of the now familiar Act 537 Sewage Facilities Plan Study. A Motion was made by Mike Radcliffe, seconded by Bruce Godfriaux and unanimously carried, to recommend to the Supervisors the acceptance of the Plan Study.

The Planning Commission reviewed the Agricultural Security Area requirements and participants and the Planning Commission Chairman provided the recommendation of the Commission to the Supervisors in a Memo dated November 1, 2005 wherein the Planning Commission agreed to accept the two Turner parcels and the Hoover parcel and to remove from ASA the Radcliffe and Rohrbach tracts owned by Grande Land L.P. Therefore, upon Motion made by Bruce Godfriaux, seconded by Joe Vangeri and unanimously carried, it was recommended that the Supervisors accept the recommendation of the Planning Commission.

The dates of November 15 and 29 were discussed for the next Township Ordinance Workshop. Our Chairman suggested that at that meeting we give consideration to the question of how we define open space – which in turn reflects how the currently required 40% of open space is achieved.

Dick also made the suggestion that because of the volume and complexity of plans coming before the Planning Commission in December, it might be a good idea for the PC members to set aside some time prior to the December meeting to do a preliminary review of the plans.

Because there are a number of Planning Commission members desiring to pursue other endeavors in the coming year, it was felt that it would be appropriate to formally notify the

Supervisors so that they may give some consideration to candidates from the community desiring to become active in the Township Planning Commission. A Motion was made by Ruth Lippincott, seconded by Joe Vangeri and unanimously carried, to send a formal note to the Supervisors with such notification.

Dick inquired of Jill Smith whether, with so many plans coming before the Planning Commission, there is criteria to follow that would indicate whether the submission was complete. Jill indicated that she presently does a check list and that the new zoning and SALDO will address these issues. Dick also requested that Jill make certain each member of the PC has a copy of the newly enacted Ordinance 219 and 225 which changed the performance standards.

The Planning Commission indicated they would like to have a member of Natural Lands Trust review the Grande submissions and make comments/suggestions before we have our initial review of the Grande development plans. Dick did speak with Monica from Natural Lands Trust and she indicated a willingness to meet with 2 or 3 PC members to give some suggestions on one of the three plans submitted knowing that it's a plan that came in during transition. It was requested that Jill Smith also attend that meeting.

Three of the plans coming before the Planning Commission are substantial and the PC can probably only do justice if sufficient time is given to each. An opportunity to discuss the Engineer's review letter prior to the December meeting will be arranged.

Dick has requested that Jill let us know whenever the engineer/solicitor [professionals] are meeting with the developer so that 1 or 2 PC members may also attend if available.

On a Motion made by Ruth Lippincott, seconded by Mike Radcliffe and unanimously carried, the meeting adjourned at 10:05 p.m.

Respectfully submitted,

Carolyn J. Donio, Secretary