

**PLANNING COMMISSION
MINUTES OF MONTHLY MEETING
NOVEMBER 8, 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, and Stanley Bauman. Also in attendance were Jill Smith, representing the Engineer; Richard Orwig, Esquire, representing the Solicitor; and Barbara Ebert, Recording Secretary. Supervisors Donald Siegfried, Bruce Hall and Steve Wyka were present at the meeting.

ATTENDANCE

Chris Malloy, Beitler Surveying; Joseph & Leslie Turchi and Andrew Kent of Kent Surveyors and several interested residents.

CALL TO ORDER

Chairman Dick Meier called the meeting to order at 7:33 p.m.

APPROVAL OF MINUTES

Mike Radcliffe made a **motion** to approve the Planning Commission Minutes for the October 3, 2006, meeting; David River seconded that motion. All in favor.

ENGINEER'S REPORT – Jill Smith

Board of Supervisors Meeting of October 10, 2006:

1. The Board of Supervisors granted a waiver of SALDO Section 4.35202 and granted conditional Final Plan approval for the East Penn Manufacturing Building Expansion Project based on the Township Engineer's letter dated August 29, 2006.
2. The Board of Supervisors passed a motion to defer official action on waivers requested for the Hills of Shalom-3 Subdivision until Final Plan review and granted conditional Preliminary Plan approval for the subdivision based on the Township Engineer's letter dated September 26, 2006.
3. The Board of Supervisors passed a motion to extend the review period for the Clarence Rohrbach (Rohrbach Valley) Sketch Plan for Record to December 31, 2006 as recommended by the Planning Commission.

Board of Supervisors Meeting of October 24, 2006:

1. The Board of Supervisors passed a motion authorizing the Township Solicitor to advertise the new Longswamp Township Construction Standards and Specifications Ordinance for consideration at the next Supervisors meeting to be held on November 14, 2006.
2. The Board of Supervisors passed a motion authorizing the Township Solicitor to advertise amendments to Ordinance No. 200, the Longswamp Township Water Supply Protection and Conservation Ordinance, for consideration at the next Supervisors meeting to be held on November 14, 2006.
3. The Board of Supervisors discussed the preparation of a Sewage Management Program Ordinance which is intended to be adopted by the beginning of 2007. This Ordinance will formulate and implement a Township sewage management program which will require property owners with individual on-lot sewage disposal systems to have the system tank cleaned out by pumping at least once every three (3) years.
4. It was announced that the next Traffic Advisory Committee Meeting is to be held at 6:30 PM on Wednesday, November 1, 2006 at the Township Building. The draft Land-Use Assumption Report was distributed to the Board of Supervisors. The Board of Supervisors passed a motion authorizing the Township Solicitor to distribute the Report to the surrounding municipalities, School District and County Planning Commission for review and comment in accordance with the MPC requirements, after review and recommendation by the Traffic Advisory Committee. The Board of Supervisors also authorized the Township Solicitor to advertise a Public Hearing for the Land-Use Assumption Report for a date to be determined by the Professionals and Committee members.

NEW BUSINESS

Clarence H. Rohrbach (Rohrbach Valley) Subdivision – Sketch Plan for Record

Drawing prepared by Beitler Surveying, dated July 20, 2006, Revised September 21, 2006. Reviewed by our Engineer with comments contained in Hanover Engineering letter of October 31, 2006.

Additional deeds have been provided and a field survey has now been completed for the residue parcel. Precise bearings and distances for the residue property will be completed and added to the plan by the November 28, 2006, Board of Supervisors meeting. If, for any reason, the written description of the property is not completed and included on the subdivision plan, the Solicitor will create an agreement to hold funds in escrow to ensure a revised Record Plan containing the required information is submitted to the Township within six months of the date of recording.

A request for a planning module exemption has been received and will be presented to the Board of Supervisors for their signature and approval.

Mike Radcliffe made a **motion** of agreement that Lot #2 be referred to as “residual lot”; David River seconded the motion. All in favor.

Stanley Bauman made a **motion** recommending to the Board of Supervisors that waivers be granted to Clarence H. Rohrbach (Rohrbach Valley) Subdivision residual lot (Lot #2) for Section 4.1415 – [Significant topographical and physical features shall be shown]; Section 4.1423 – [Mapping of soil types throughout the tract]; and Section 4.1424 – [Contour lines]; Bruce

Godfriaux seconded the motion. All in favor.

The Engineer and Solicitor will create a note for the plan detailing information to be provided and reason for escrow agreement. This note may be removed from the plan if required information is provided before plan recording.

Mike Radcliffe made a **motion** authorizing the Chairman to sign a *Request for Planning Waiver and Non-building Declaration Form* [a DEP form which is used for Non-building Subdivisions] for the Sewage Facilities Planning Module; Stanley Bauman seconded the motion. All in favor

David River made a **motion** recommending to the Board of Supervisors that a waiver be granted as requested for the remaining monumentation required by Section 7.29 since they would be located within the cultivated fields; Bruce Godfriaux seconded the motion. All in favor. To ensure consistency, the PC agreed this waiver would only be considered in Non-building Subdivisions.

A note shall be placed on the plan requiring placement of additional monumentation if future development occurs on this parcel.

Stanley Bauman made a **motion** recommending that the Board of Supervisors grant Conditional Approval of the Rohrbach Valley Subdivision subject to the Engineer's letter dated October 31, 2006; the addition of a note to the plan advising correction of the deed description of the residue lot with exact bearings and distances if these corrections cannot be completed by time of recording including the details of any escrow agreement; and the addition of a listing of waivers granted on the plan; Frank Karoly seconded the motion. All in favor.

Svoboda Subdivision

David River made a **motion** recommending that the Board of Supervisors grant a time extension to the Svoboda Subdivision to January 23, 2007; Mike Radcliffe seconded the motion. All in favor.

Bear Creek Building Expansion

Sewage Facilities Planning Module Amendment presented for signature.

Mike Radcliffe made a **motion** authorizing the Chairman of the Planning Commission to sign the Sewage Facilities Planning Module Amendment for Bear Creek; Bruce Godfriaux seconded the motion. All in favor.

Agricultural Area Security District

The District was open for applications from October 1 through October 31, 2006. No applications have been received by the Township office.

Hummingbird Project

Board of Supervisors Chairman Donald Siegfried and the Solicitor gave a brief overview of the Hummingbird Project, a confidential project for a proposed large biotechnical facility. The proposed site located in Longswamp Township was not chosen.

Berks Smart Growth Alliance

BOS Chairman Donald Siegfried noted that he has been asked to sit on the Board of the Berks Smart Growth Alliance. He has attended one meeting in which they discussed Growing Greener and Smart Growth. A Planning Commission workshop will be scheduled to review materials from the meeting.

PUBLIC COMMENTS

ADJOURNMENT

Bruce Godfriaux made a **motion** to adjourn the meeting at 8:57 p.m.; David River seconded that motion. All in favor.

Respectfully submitted,

Barbara K. Ebert
Recording Secretary