

**PLANNING COMMISSION
MINUTES OF MONTHLY MEETING
MARCH 4, 2008**

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: Michael Radcliffe, Vice Chairman; Cathi Kratzer, Secretary; Bruce Godfriaux; Stanley Bauman; David River and Frank Karoly. Also in attendance were Jill Smith, Hanover Engineering; and Richard Orwig, Esquire, Solicitor.

ATTENDANCE

Lon Seitz and Attny. Hank Koch representing Dax Funderburk and several interested residents.

CALL TO ORDER

Vice Chairman Mike Radcliffe called the meeting to order at 7:31 p.m.

APPROVAL OF MINUTES

Bruce Godfriaux made a **motion** to approve the Planning Commission Minutes for the February 5, 2008, meeting; Cathi Kratzer seconded that motion. All in favor.

ANNOUNCEMENTS

ENGINEER'S REPORT – Jill Smith

Board of Supervisors Meeting of February 12, 2008:

Cancelled due to inclement weather.

Board of Supervisors Meeting of February 26, 2008:

1. The Board of Supervisors passed a motion granting conditional Preliminary Plan approval for the Gross School Bus Land Development subject to the following conditions:
 - a. Compliance with the Township Engineer's review letter dated January 31, 2008.
 - b. Developer to provide fencing at the site in accordance with Zoning Ordinance Section 753.2.b.
 - c. Developer to provide additional on-site noise and glare reduction provisions, if deemed necessary by the Township, to provide adequate screening and noise reduction for adjacent properties.
 - d. Developer to pay traffic impact fees as recommended by the Township Engineer, based on the traffic impact study provided by the Developer and approved by the Township.
 - e. Developer to implement all currently proposed DEP idling regulations at the time the site becomes operational.
 - f. Resubmitting a revised PennDOT Highway Occupancy Permit application incorporating the replacement of the 15" pipe to a 24" pipe on State Street.
 - g. Developer to provide the Township with a copy of the revised Highway Occupancy Permit application at the time it is submitted to PennDOT.
 - h. Developer to simultaneously submit all DEP, PennDOT and third-party permit applications to the Township.
 - i. The Board of Supervisors deferred consideration of the two monumentation waivers requested by the Developer and recommended by the Planning Commission until the Final Plan review.

2. The Board of Supervisors passed a motion granting all waivers for the Muelhauser Annexation Plan as requested by the Developer, per Berks Surveying & Engineering's letter dated January 8, 2008, and as recommended by the Planning commission at their meeting on February 5, 2008. The Board of Supervisors passed a motion granting conditional Final Plan approval for the Muelhauser Annexation Plan conditional to Hanover engineering's review letter dated January 30, 2008.
3. The Township Engineering reported that based on their office's review of District Township's draft Zoning Ordinance, they found that the Ordinance conforms to the basic intent of the Eastern Berks County Region Comprehensive Plan.
4. The Board of Supervisors passed a motion to adopt "The Longswamp Township Riparian Buffer Conservation ordinance" as reviewed and recommended by the Environmental Advisory Council.

NEW BUSINESS

Funderburk Annexation Final Plan

An extensive discussion was held in regard to the lack of access to Lot 1, the residue parcel retained by Richard J. Jones. A note on the plan states, "Future Street Reservation...to be extinguished upon recording of this annexation plan." With the extinguishment of the Future Street Reservation, there is a question if "sufficient free and complete access to an existing or proposed street cartway" is being provided, and, more importantly, how it will be provided in the event the residue parcel retained by Richard J. Jones is proposed to be developed.

The PC suggested that there may be better access to the property from an adjacent lot owned by Mr. Jones which has access to State Street. If Mr. Jones joins Lot 1 to the property along State Street with a common deed, the Future Street Reservation and the continuation of a 20' easement to the Jones property could be safely removed from the Funderburk property.

The PC will not recommend continuation of a 20-foot easement along the rear portion of the Funderburk property to provide access to Lot 1 owned by Mr. Jones.

Although waivers have not been formally requested, the PC indicated their acceptance of future requests for waivers for provision of a Context Map, preparation of an Existing Resources and Site Analysis Plan, and a review by the fire marshal contingent upon the determination of appropriate access to all parcels.

Radcliffe Bros. Minor Subdivision

Michael Radcliffe recused himself from this discussion due to a personal interest in the subdivision.

The developer noted his intention to comply with all comments contained in the Engineer's review letter dated February 27, 2008, with the exception of a future waiver request for shade trees.

The Engineer noted that the Township does not have a copy of the recorded plan for the previous "Radcliffe Subdivision Plan" which is required to be submitted to the Township; and the recording information from this plan must be referenced under "Map Reference" on the plan for the Radcliffe Bros. Minor Subdivision.

PUBLIC COMMENTS

None at this time.

ADJOURNMENT

David River made a **motion** to adjourn the meeting at 8:15 p.m.; Bruce Godfriaux seconded that motion. All in favor.

Respectfully submitted,

Barbara K. Ebert
Recording Secretary