

**PLANNING COMMISSION  
MINUTES OF MONTHLY MEETING  
September 3, 2013**

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: Richard Meier, Chairman; Frank Karoly, Cathi Kratzer, and David River. Also in attendance were Jill Smith, PE, Hanover Engineering; Jill Nagy, Esq., Solicitor; and Steven Wyka, Supervisor.

**ATTENDANCE**

No members of the public were in attendance

**CALL TO ORDER**

Chairman Meier called the meeting to order at 7:30 p.m.

**Approval of Minutes:**

A motion was made by Cathi Kratzer and seconded by Frank Karoly to approve the minutes of the August 6, 2013 Planning Commission meeting. All in favor.

**Engineers Report:**

**Board of Supervisors Meeting of August 13, 2013:**

1. The Board of Supervisors passed a motion to grant the waivers as requested by the County and recommended by the Planning Commission for the Berks County Emergency Response Tower Plan. The Board granted Conditional Final Plan approval for the County Emergency Response Tower Final Plan conditioned on addressing the comments in Hanover Engineering's review letter dated July 31, 2013.
2. The Board of Supervisors passed a motion to deny the East Penn Manufacturing Parking Lot Expansion Plan, unless a written time extension was received from the Applicant by August 22, 2013.
3. The Board of Supervisors passed a motion adopting a Resolution to accept the Deed of Dedication for Right-of-way along Dogwood Drive as offered by the Developer for the Krocks Minor Subdivision.
4. The Township Solicitor announced that the opening of the Agricultural Area Security District was currently being advertised.

**Board of Supervisors Meeting of August 27, 2013:**

Cancelled.

## **New Business:**

### *Curtis Morton Minor Subdivision Plan:*

Chris Kerkusz, Martin H. Schuler Company, Engineer for the Applicant  
Curtis Morton, Applicant

**Overall review of project:** The project proposes to subdivide an approximately 38-acre tract located at the end of Gap Road into two (2) lots. Jill Smith noted a site plan to construct two (2) principal structures on the tract was submitted and approved by the Township in 2008. Only one (1) structure has been built to date on the tract. The property owner, Mr. Morton, now wants to follow through with a plan to subdivide the tract into two (2) separate building lots. Jill Smith noted the cul-de-sac shown on the proposed subdivision plan needs to be revised to match the final design and alignment as dedicated to the Township by Mr. Morton and built by the Township. Hanover Engineering's review letter dated August 29, 2013 was discussed, and the following potential waivers requested:

1. Page 2, Comment #8: A waiver of the requirement to submit a Context Map in accordance with Sections 402.C and 403.C.
2. Page 2, Comment #9: A partial waiver of Sections 402.D.2 and 403.D for showing 2-foot contours for the entire tract.
3. Page 3, Comment #12: The requirement to submit a Wetlands Study. As an option, the Developer can certify in writing and provide a certified note on the plan that there are no wetlands on the existing tract.
4. Page 3, Comment #15: Possible waiver for not placing monuments where existing monumentation/markers were found.

In addition, a discussion was held regarding the proposed flag lot which was previously approved by the Supervisors in 2008, and the possibility of utilizing a shared driveway in light of NPDES permitting requirements. The Planning Commission confirmed they had no objection to the flag lot. Jill Smith noted the Township typically required separate driveways to be provided for individual lots, but in cases where a shared driveway is the best option, access easement agreements, as approved by the Township, are required to be prepared and recorded in conjunction with the subdivision plan approval.

Plan was tabled pending further changes and resubmission of the plan.

### *Eastern Berks County Joint Comprehensive Plan:*

The Planning Commission reviewed and discussed the pertinent sections of the Township Comprehensive Plan amendments. Jill Smith highlighted the edits and emphasized areas to be considered for the immediate revision and those that can wait until the more complete re-write is undertaken by the Township in the near future.

Frank Karoly provided comments regarding the proposed plan amendments and noted that development pressure may now come from the eastern portion of the Township, along the border with Lower Macungie, due to proposed development in the adjoining municipality.

The Planning Commission members were asked to begin considering the Township's overall goals and specific recommendations, as included in Section 13 of the 2004

Eastern Berks County Regional Comprehensive Plan, as a starting point for the proposed overall update.

**PUBLIC COMMENTS**

None at this time.

**MOTION TO RECESS**

A motion to adjourn was made by Cathi Kratzer at 8:40 p.m. and seconded by Frank Karoly. All in favor.

Respectfully submitted,  
David Q. River, Recording Secretary