

**WASHINGTON TOWNSHIP JOINT MEETING  
PLANNING COMMISSION/BOARD OF SUPERVISORS  
MINUTES  
AUGUST 1, 2019**

**CALL TO ORDER**

Chairman Carl Schaeffer called the Joint Board of Supervisors/Planning Commission meeting to order at 6:03 p.m. on Thursday, August 1, 2019, at the Washington Township Municipal Building.

**ROLL CALL**

The following members were present: Mark Bedle, Romnie Long, Frank Gehringer, Dan Stauffer, Carl Schaeffer, Elaine Pennington, Jennifer Cunningham, David Moyer, James Roma, Secretary, Susan Brown; Joan London, Kozloff Stoudt and John Weber, LTL Consultants. There were eleven (11) members of the public in attendance this evening.

Absent: Thomas Powanda

**TAPING OF MEETING**

The meeting was recorded as an aid in the preparation of the Minutes. It was noted no one other than the Planning Commission Secretary was taping the meeting this evening.

**PUBLIC COMMENT**

**Peter James, 82 Sugar Maple Rd.**-spoke about the current condition of the Meadowbrook community and after 10 years the roads are still not complete. Members of the community were told nothing could be done until the land is purchased. Mr. James noted a developer purchase the land over a year ago and the developer wants to move forward however feels the township is not on board with moving forward. Mr. James wants to see things move forward to get the issues addressed and has implored the township to work with the new developer to move things forward.

**APPROVAL OF MINUTES OF JOINT MEETING OF JUNE 6, 2019**

A motion was made by Mark Bedle and seconded by Frank Gehringer to approve the minutes as prepared for the June 6, 2019 joint Planning Commission meeting. **No comments received.**

**All ayes**

**Jennifer Cunningham-abstained**

**SPECIAL REQUEST**

Edison Walk discussion –Mr. D’Angelo spoke regarding the comments made by Mr. James. Mr. D’Angelo stated the property was purchased July 13, 2018 and stated the Engineer has spent, probably, close to 300 hours dealing with some of the current conditions of the roadways and the Old Route 100 issues. Mr. D’Angelo spoke with the residents about 9 months ago and stated he did not ask Mr. James to come to the meeting

and speak on his behalf. Mr. D'Angelo's intentions are to improve the roads, and make the necessary improvements to Old Route 100. Mr. D'Angelo said it is time to move forward and would like to come out of this meeting and proceed with hard engineering within the next two to three weeks. On the concept plan there are units showing on the township owned parcel as a result of the previous meeting when there was discussion of swapping land in order to make the township park larger. After pulling the deed for the township property it appears it may not be as easy to swap land due to deed restrictions. Mr. D'Angelo reviewed the latest concept plan which has the commercial along Route 100, 57 townhomes, 72 quad units and 197 single family homes. There are designated pocket parks and walking paths throughout the plan. The current HDV zoning does not provide for the quad use, it provides for single family detached and single family attached however it this is something that appeals to the township, working with the professionals an appropriate modification to the current zoning to permit the use in the HDV district. Mr. D'Angelo pointed out the open space was almost doubled with the plan however they are still short the required amount of open space and would offer to do the balance in fee in lieu of contribution. Mr. Stauffer stated this plan, as far as open space, is a middle of the road plan and would still like to see a plan with the maximum amount of open space. Mr. Bedle stated he likes this plan with the walkways and the unit groupings and stated if the maximum amount of open space is provided, the plan will consist of mostly all townhomes. Mr. D'Angelo asked if the township wants to see a plan with 357 townhomes and Mr. Stauffer stated possibly. Mr. Roma and Mr. Stauffer would like to see a plan with all the open space and all townhomes. Mrs. Cunningham stated she appreciates open space however this plan is nice, this is good for the community and probably good for long term residents.

**Public Comment:**

**Dot Dornsife**, stated she is in real estate and stated there is a shortage of single-family homes. Young families are tired of living in cramped townhouses, they are looking for single family homes. People who have been in single family homes and are downsizing are looking for smaller single-family homes, that is what the market is demanding at this time.

Mr. D'Angelo said he will make sure that there is a plan showing 357 townhomes or 280 townhouses and 60 single family and maximum open space.

The quad lot sizes are very small, most space around the units will be open space. Engineer Weber pointed out that this plan has to be incorporated into five existing roadways which is something to keep in mind when considering the plan. The quads are fed by one road instead of two which is a significant change from the prior plan.

The question again was asked why the developer is counting the football field, which was given by the prior developer, as part of the open space for this plan. Mr. D'Angelo stated this property was part of a larger project that was granted a tentative plan approval by the township. In conjunction with that approval, there was a condition that certain open space be dedicated to the township to satisfy the open space requirements. The township received a deed of dedication for the acreage and the township received the benefit of that

acreage. The PRD Zoning was rescinded by the township and the developer doesn't get the benefit of any of that, so if the PRD was still in affect the developer would be getting the benefit of that zoning. Mr. Stauffer stated the last developer benefitted from a backroom deal and the last thing this township wants to do is rush this plan through without proper planning. Mr. Stauffer stated he knows Mr. D'Angelo would like to fix his problem but the answer to fixing that problem is not by creating another one and your problem was created at 11:00 at night when there were only two people left in the room after a one hour executive session and two Supervisors came out and gave approval to a plan that was never reviewed by Planning Commission, it was against the recommendations of the Engineer and Berks County Planning Commission, in order to fix a problem with the sewer because that developer promised to bail out the sewer by paying \$300,000 a year up front for discounted edu's. You said you have 27 edu's, those edu's were purchased at \$3,000 or \$3,100 everyone else in the township would have to pay the current rate of over \$6,000 and he got a deal. Mr. D'Angelo stated he does not understand why Mr. Stauffer is trying to antagonize the developer and said he is not the other developer and at the end of the day we are either going to work together or we are not. Ms. London asked if the pocket parks on the plan are free of constraints such as wetlands, that they can actually be used and it was stated yes. How many acres are the pocket parks and it was stated 7.3 acres. Engineer Weber pointed out this new plan has 46 acres of open space without the 7 1/2 acres of the football field. Mr. D'Angelo reminded the members that zoning change can not proceed until they give a go ahead to proceed with engineering of a plan since that will determine the boundary line for the commercial area. Elaine Pennington stated she would like to see less housing and more commercial area because housing takes away from the tax base. Mrs. Long asked about the road widths and it was explained the plans need to be engineered to see how widening the roads affects the overall plan. Mr. D'Angelo stated it was his hope to get the internal roadways paved this year and they have lost a lot of time. Going back to the open space, Mr. Stauffer stated he pulled the deed for the township owned parcel and stated the deed indicates the land should be used for a firehouse or open space. Mr. Brown stated what the deed says is the land should be used for a firehouse, open space or any other use at the discretion of the township. The consensus of the members was favorable for the last plan submitted therefore Prestige Partners will proceed with engineering and return to the Planning Commission within the next two to three months with a submittal.

### **NEW SUBMITTAL**

None

### **SUBDIVISION REVIEW**

None

### **SUBDIVISION EXTENSIONS**

None

### **ADDITIONAL ITEMS**

- **Roark Americana Inc. Zoning Hearing** – Mr. Stauffer stated the hearing was held on Tuesday and is continued until Tuesday, August 20<sup>th</sup>. The Board of Supervisors recommending denial of the three variances.
- **Mowing of township field** – Mr. Sichler stated the boom mower is a bit small to do this area. He did obtain a price to mow of \$350 and will try to get it for less.
- **PADOT millings** – PADOT contacted the township regarding millings from the roadwork on Route 100. The township will take as much as they can get and will store them at either the freshly mowed field or at the treatment plant. Mr. Roma stated the soccer club is interested in the field so they should be stored at the treatment plant.
- **Private sewer line on Lane Road** – Mr. Sichler received a proposal for a private sewer line on Lane Road that would feed a single home down Weisstown Road to the BMMA system. This would remain a private line until the time a second home would want to connect, at that point BMMA would take dedication of the line. Mr. Sichler will have approval letter prepared for the next BOS meeting.
- **WWTP new technology** – Kappe Associates they hold the original technology for the waste water treatment plant. They have a new technology they are trying to introduce into Pennsylvania called a fine grain sludge activation system. They approached Rich and would like to do a pilot program at no cost to the township to introduce the granular to our plant on a pilot basis to see if it will increase our efficiency at the treatment plant potentially we would then, with that data, rerate the plant and get more edu's without construction. They are looking for a trial system of our type, SBR, to determine if it would be an applicable technology or not.

## **COMMUNICATIONS**

- BOS meeting minutes dated 05/23/19

## **ANNOUNCEMENTS**

The next Board of Supervisors Meeting is Thursday, August 22, 2019 at 7 p.m.

## **NEXT MEETING**

**The next Planning Commission meeting is scheduled for, Thursday, September 5, 2019 at 7:00 p.m.**

## **ADJOURNMENT**

A motion was made by Mark Bedle and seconded by Jennifer Cunningham to adjourn the meeting at 8:22 p.m. **No comments received.**

**All ayes**

Respectfully submitted,

Susan J. Brown  
Planning Commission Secretary