

**WASHINGTON TOWNSHIP PLANNING COMMISSION  
MINUTES  
APRIL 1, 2021**

**CALL TO ORDER**

Chairman Carl Schaeffer called the Planning Commission meeting to order at 7:00 p.m. on Thursday, April 1, 2021, at the Washington Township Municipal Building.

**ROLL CALL**

The following members were present: Mark Bedle, Jennifer Cunningham, Romnie Long, Frank Gehringer, Carl Schaeffer, Daniel Stauffer, Secretary, Susan Brown; Joan London, Kozloff Stoudt and John Weber, LTL Consultants. There were four (4) members of the public in attendance this evening.

Absent: Elaine Pennington

**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.

**APPROVAL OF MINUTES OF FEBRUARY 4, 2021**

A motion was made by Frank Gehringer and seconded by Jennifer Cunningham to approve the minutes as prepared for the February 4, 2021 Reorganization Planning Commission meeting. **No comments received.**

**All ayes**

**SPECIAL REQUEST**

**Brooke Lands LLP** – Present this evening representing the Pine Forge Sportsman’s Club were Brooke Freck and Scott Wade to discuss the Brooke property located along Limekiln Road which includes a pond on 16.076 acres, the second lot is 26.033 acres and is located in Clean and Green. The Brooke Family has offered to subdivide the property and donate the 16.076 acres to the Sportsman’s Club. The issue is the township zoning ordinance does not allow the subdividing of land that does not have at least one (1) acre of usable ground or they will need to get a zoning variance; most of this acreage is wetlands. A meeting was held with the township staff and professionals to talk about this proposal and it was established a wetlands specialist needs to do a delineation of the wetland area which will be done on April 10<sup>th</sup>. There is also a possibility of changing a boundary line to add land somewhere else to allow for one acre of usable land. Township Manager, Rich Sichler, suggested the Sportsman’s Club come before the Planning Commission to make them aware of what they are trying to do with the property. It was explained the Club does not wish to build any structures and would want to keep the land open and have the public continue to fish at the pond and continue to offer the fishing rodeo for the children. The Club has no intentions of having a shooting range on this property and stated the only thing they would like to do is add a shed to the property to store a lawn mower. The Planning Commission had no issues with the proposal.

**Edison Walk Residential** – Jason Bailey and Jim D’Angelo were present this evening to discuss the status of the Edison Walk Subdivision. Revisions were made based on LTL’s review comments. There were two (2) cul-de-sacs on the plan which have been removed and changed to thru streets. Work continues on some of the small details, notes and stormwater management issues. The unit count remains the same as initially submitted. The land swap is still in discussions. Mr. Bailey stated the round-about on Route 100 is a PennDOT requirement however there will be Route 100 improvements made with turning lanes for Hoffmansville Road and Stauffer Road. Mr. Bailey indicated it is their hope to submit the revised plan on April 16<sup>th</sup> for the May Planning Commission meeting. Romnie asked what the proposed street widths are and Mr. Bailey indicated the roads are conforming with the SALDO and there will be on street parking on one side of the road. There will be extra parking areas so as not to have the parking issues that are currently a problem on Sugar Maple Road. Mr. Bailey indicated there are two (2) off street parking spaces for each unit. There will be an HOA for the new construction area.

Mr. Stauffer stated the 1.52 acres shows 10 proposed units, the proposed land swap is for about 2.25 acres which is not bounded on the plan. Mr. Stauffer said at the December 3<sup>rd</sup> P.C. meeting Mr. Sichler stated the open space is shown as wetlands on the plan and Mr. Stauffer wants to know if an environmental study has been done and is it delineated on the parcel. Mr. Bailey stated it is already on the plan and it’s just a small strip of wet land not the entire parcel. Mr. Stauffer stated one comment by the EBFD is the 1.52-acre parcel of land was deeded to Washington Township for the EBFD to build a new firehouse. Mr. Stauffer asked Mr. D’Angelo if he has looked at the deed and Mr. D’Angelo indicated he has not looked at the deed but probably should take a look at the deed to see exactly what it says. Mr. D’Angelo said they are working on alternatives with their open space and will continue to work on this to get things worked out. Mr. D’Angelo stated if they are going to do a land swap, great, and if not, they are going to do a redesign. Mr. Stauffer stated to Mr. D’Angelo it wouldn’t necessarily be a straight swap of land if the parcel with 10 units is worth multiple times more than the other piece of land. Romnie indicated this swap was at the request of the township not the developer. Mr. Stauffer stated at the February 6, 2020 Planning Commission meeting the Planning Commission was asked to consider the land swap and provide comments. Mr. Stauffer asked if Mr. D’Angelo considered those recommendations. Mr. Stauffer read from the minutes of that meeting, if the Supervisors were so inclined to do the land swap the following conditions were recommended, (1) the 2.25 acres not be included in the open space requirement, (2) the developer agrees to make the necessary improvements required by the township to make the parcel useable with improved playing fields and parking areas, and (3) the Developer would agree the 7.65 acres of open space that was given by the previous developer is not part of the open space requirement. Mr. Stauffer indicated there was never any feedback given by the developer but the latest plan still makes note about the 7.65 acres and Mr. Stauffer asked how Mr. D’Angelo feels about those recommendations. Mr. D’Angelo stated he is not in love with any of the recommendations. Mr. Stauffer asked if Mr. D’Angelo feels that the 7.65 acres that was previously given is part of the open space requirement and Mr. D’Angelo stated no, but he has given up on it and stated he disagrees but it’s not worth the argument. Mr. D’Angelo agreed the 2.25 acres will not be included as part of his open space

requirement which is two out of three however Mr. Bailey state there are conversations still go on with the Supervisors as to what they want with that particular piece of land. Mr. D'Angelo said he would like to move on and work together to get this project moving forward. The ponds throughout will be the responsibility of the HOA. There are a lot of outside agencies to deal with and at this point Mr. Bailey just wanted to touch base and make sure the Planning Commission is aware that they are working to submit the next revision of the plan. Mr. Stauffer reviewed an email from EBFD which provided details on their search for a future building site for a new fire station. So noted.

### **NEW SUBMITTAL**

None

### **SUBDIVISION REVIEW**

None

### **SUBDIVISION EXTENSIONS**

A motion was made by Dan Stauffer, seconded by Mark Bedle recommending the approval of the following time extension:

**Rose A. Gross Minor Subdivision 05/16/21 to 08/14/21**

**No comments received.**

**All ayes**

### **ADDITIONAL ITEMS**

None

### **COMMUNICATIONS**

- BOS meeting minutes dated February 25, 2021

### **ANNOUNCEMENTS**

The next Board of Supervisors Meeting is Thursday, April 22, 2021 at 7 p.m.

### **NEXT MEETING**

**Thursday, May 6, 2021 at 7:00 p.m.**

### **ADJOURNMENT**

A motion was made by Mark Bedle and seconded by Frank Gehringer to adjourn the meeting at 8:00 p.m. **No comments received.**

**All ayes**

Respectfully submitted,

Susan J. Brown  
Planning Commission Secretary