

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
FEBRUARY 3, 2022**

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission meeting to order at 7:04 p.m. on Thursday, February 3, 2022, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Carl Schaeffer, Frank Gehringer, Romnie Long, Russell Drabick, Jennifer Cunningham, Daniel Stauffer, Township Manager/Acting Secretary, Rich Sichler; John Weber, LTL Engineers and Joan London, Kozloff Stoudt. There was three (3) members of the public in attendance this evening and two (2) consultants from All County and Associates representing Prestige Property Partners.

Absent: Mark Bedle

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.

MINUTES OF JANUARY 6, 2022

A motion was made by Danny Stauffer and seconded by Frank Gehringer to approve the minutes as prepared for the January 6, 2022 Planning Commission meeting. **No comments received.** Jennifer Cunningham abstained from voting.

All ayes

SPECIAL REQUEST

None

PUBLIC COMMENT

Mr. Fangyuan Ge, 2213 Old Route 100 spoke of his concerns with people driving off road vehicles on his property and littering along the rear of his property. Ms. London expressed that his concerns would be more appropriately brought to the Washington Township Board of Supervisors rather than the Planning Commission. Ms. London suggested that a written complaint to the Township would be recommended. Mr. Ge continued that part of the problem is that the people maintaining the Prestige Property Partners property located to the rear of his property were mowing some of his property and this is encouraging people to trespass. Mr. Stauffer recommended to Mr. Ge that he discuss the mowing issue with the property owner who is having the mowing performed. He was referred to Mr. Sichler for further assistance.

NEW SUBMITTAL

None

SUBDIVISION REVIEW

Edison Walk – Rose Gross Minor Subdivision – submitted 11/23/2021

- Waiver request letter – dated 9/22/2021
- Berks County Planning Commission review response letter – dated 12/30/2021
- LTL Consultants review response letter – dated 1/25/2022
- SDE review response letter dated 1/26/2022

Edison Walk – Rose Gross Minor Subdivision was discussed along with a waiver letter, a Berks County Planning Commission review letter, a LTL Consultants review letter, and a SDE sewer review letter. Mr. Weber reported that there are two representatives for the applicant present this evening and that they will be proposing to revise the existing plan, possibly making review of the previously submitted material unnecessary.

Mr. Kyle Reilly and Steve Tabakelis, with All County and Associates, Inc., explained that the total number of lots in the plan has changed. Mr. Tabakelis explained that the sale of property is under time constraints and the plan has been simplified to allow an easier and faster review and approval process. To accomplish this, they have reduced the number of lots in the subdivision from seven (7) to five (5) with the main change being in Lot 3. The new lot three was formerly lots three four and five which had been proposed as residential building lots that would have required sewage planning module approval. To speed up the subdivision process the revised plan does not include any residential building lots that would require sewage planning module approval. It was explained that the revised submission includes a Form B Non-Building Declaration for sewage planning. Lots one and two are still on the revised plan with the intent to donate them to the Township as open space. Lot three now encompasses the former Lots three, four and five as a non-building lot with the intention of subdividing this into building lots with a future subdivision plan with the required planning module. Lots six and seven remain unchanged from the original submission with the intent being that these would be retained by the current property owner, Mrs. Gross. All grading, stormwater features, and sewage lines have been removed from the revised submission. Mr. Tabakelis explained that the goal is to be able to proceed with settlement on the property by the end of March and to accomplish the donation of these open space parcels to the Township. The revised plans were submitted to the Township at the meeting.

Mr. Stauffer asked if all the application and escrow fees are being transferred from the original application. Mr. Weber stated that they would be as the new submission will be treated as a revision to the current plan.

Mr. Weber restated the need to complete the subdivision process before the expiration of the agreement of sale between Mrs. Gross and Prestige Property Partners in the end of March 2022 in order to have two of the subdivided lots donated to the Township.

Mr. Stauffer asked if other than lot three, if any of the other lots had plans for future subdivision. Mr. Tabakelis replied that they did not.

Mr. Schaeffer asked the applicant if they were seeking any action of the project tonight. Mr. Tabakelis stated that they did not. Mr. Tabakelis asked if the members of the Planning Commission had any questions that he could answer that might expedite the process.

Mr. Weber asked the representatives if they had any questions about the review letters that could be addressed this evening. The All County representatives did not have any questions. Mr. Tabakelis stated that they are looking for approval of the revised subdivision at the Township Supervisors meeting of March 24th, 2022 to meet the settlement date of March 29th.

Mr. Weber stated that LTL would get the applicant its review letter within a week, All County will need to provide responses promptly and they can seek the approval of the Planning Commission at its March 3, 2022 meeting.

Mr. Stauffer asked if the waiver requests would be worth discussing this evening. Mr. Tabakelis stated that all of the requested waivers would still apply to the revised plan and it would be worth going over the waiver request letter dated September 22, 2021 now. The waivers were discussed as follows:

Chapter 107-18.A.3.a., waiver of the number of lots allowed to be considered to allow more than two lots to be considered under the minor subdivision process. Mr. Weber explained that this request was essentially granted by the Board of Supervisors in the Memorandum of Understanding with Prestige.

Chapter 107-18.B.1.A, waiver to the required mapping scale to allow the plan to fit on a single drawing. Mr. Tabakelis stated that since the plan does not show grading or other improvements the larger scale is not needed. Mr. Weber agreed considering the size of the property and it containing no new development.

Chapter 107-31, waiver to the required drainage easement along natural watercourses as the natural water course will be located on the lot being donated to the Township for open space. Mr. Weber suggested that they not seek this waiver and include the natural watercourses with the required easement on the plan. Mr. Tabakelis asked if they could be graphically depicted without meets and bounds. Mr. Weber said yes, just mapped on the existing features drawing using 25 feet from the centerline of the watercourse. Mr. Tabakelis agreed to show the drainage easements on the plans.

Chapter 107-35A., waiver of the requirement of concrete curbs along all roads. Mr. Weber stated that without the residential lots there would be no need to seek this waiver for the revised subdivision as the Township would not require curbs at this time. Mr. Weber said the curbing requirement, and the requirement for sidewalks under Chapter 107-36A, do not need to be requested now as they will be handled when a subdivision for buildable lots is submitted at a later date.

Chapter 107-73.A.1., waiver of the requirement for street trees. Mr. Weber stated that this waiver request is still needed, as it is a requirement for all subdivisions.

Chapter 107-75.A., requirement for property line bugger screens. Mr. Weber said that this request should remain to be considered by the Planning Commission.

Mr. Weber stated that there is a second open subdivision plan the same property that had been prepared by John Aston and submitted by Mrs. Gross in 2019 that will need to be withdrawn before the Rose Gross – Edison Walk subdivisions plan being considered tonight could be approved. Mr. Weber explained that the 2019 plan had been submitted, The Planning Commission was asked to postpone its review, and numerous extension requests have been made to keep the plan active. Mr. Weber stated that the 2019 plan would have to be withdrawn in writing prior to the March 24, 2022 Board of Supervisors meeting. Mr. Tabakelis said they would look into the withdrawal of the 2019 plan per the LTL review letter.

Mr. Tabakelis asked if the Commission had any questions about the Edison Walk subdivision. Mr. Weber stated that the Planning Commission will consider the Edison Walk Plan at its March 3, 2022 meeting.

Mr. Michael Christman, 2216 Old Route 100, asked for clarification of how many traffic circles were being planned for the Edison Walk subdivision. Mr. Weber stated the current plan shows one round-a-bout for the planned entrance to the subdivision off Route 100 and the addition of a center turning lane on Route 100 at Stauffer Road. Mr. Chrisman expressed his concerns about the proposed Edison Walk subdivision relative to the potential for increased crime in the neighborhood, the lack of police coverage, and its potential burden on the school system. Mr. Weber stated that these concerns are beyond the scope of the review of a plan that can be developed by right under the Township ordinances. Ms. London expressed that these concerns would be more appropriately brought to the attention of the Board of Supervisors as the Planning Commission is charged with reviewing plans for compliance with the existing Township ordinances. Ms. London advised Mr. Christman that the next Board of Supervisors meeting is March 24, 2022 at 7:00 pm. Mr. Christman also expressed concerns with the planting of trees and light pollution from the subdivision street lights. Mr. Stauffer suggested Mr. Christman stop in the Township office to review the subdivision plans and to find out when the plan is up for review by the Planning Commission.

SUBDIVISION EXTENSIONS

1. Mr. Schaffer sought a motion and second to grant an extension for the Edison Walk - Rose Gross Minor Subdivision from March 2, 2022 to June 2, 2022. The motion was made by Frank Gehringer and seconded by Jennifer Cunningham.
All Ayes
2. Mr. Schaffer sought a motion and second to grant an extension for the Edison Walk – Residential Subdivision from March 29, 2022 to September 30, 2022. A motion was made by Frank Gehringer and seconded by Jennifer Cunningham.
All Ayes

ADDITIONAL ITEMS

None

COMMUNICATIONS

- BOS meeting minutes dated December 16, 2021

ANNOUNCEMENTS

The next Board of Supervisors Meeting is scheduled for Thursday, February 24, 2022 at 7 p.m.

NEXT MEETING

The next Planning Commission meeting is Thursday, March 3, 2022 at 7:00 p.m.

ADJOURNMENT

A motion was made by Jennifer Cunningham and seconded by Russell Drabick to adjourn the meeting at 7:40 p.m. **No comments received.**

All ayes

Respectfully submitted,

Richard Sichler
Acting Planning Commission Secretary