

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
NOVEMBER 5, 2020**

CALL TO ORDER

Chairperson Elaine Pennington called the Planning Commission meeting to order at 7:00 p.m. on Thursday, November 5, 2020, at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Jennifer Cunningham, Elaine Pennington, Rommie Long, Frank Gehringer, Carl Schaeffer, Daniel Stauffer, Susan Brown, Secretary Joan London, Kozloff Stoudt and John Weber, LTL Consultants. There were three (3) members of the public in attendance this evening.

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.

APPROVAL OF MINUTES OF SEPTEMBER 3, 2020

A motion was made by Carl Schaeffer and seconded by Jennifer Cunningham to approve the minutes as prepared for the September 3, 2020 Planning Commission meeting. **No comments received.**

All ayes

SPECIAL REQUEST

None

NEW SUBMITTAL

None

SUBDIVISION REVIEW

Edison Walk Minor subdivision – submitted to the Township on 8/20/20.

- BCPC Review letter – dated 9/21/20
- LTL Review letter – dated 10/29/20

Mr. Jason Bailey, PE, All County & Assoc. was present this evening representing Prestige Property Partners. Mr. Bailey spoke about the need for a waiver which he will seek allowing the plan to be processed as a minor subdivision plan. The creation of the two lots is strictly to sell the lots, there will be no land development and will require the full land development.

Mr. Bailey also addressed the LTL comment regarding thirteen parcels which do not show the boundary lines. Mr. Bailey stated he may have a hard time meeting this requirement and stated the boundary lines do not seem to exist anywhere. Mr. Weber stated the parcels are all shown on the Berks County Tax Map and stated it would make sense to combine them as part of this plan. Mr. Bailey said lot #1 will come in under its own plan this month. There will be some minor tweaks to the easements and one easement will be removed. Mr. Bailey also stated PADOT is apprehensive of a right in right out boulevard or a “T signal” intersection given the close proximity to Barto Road and Stauffer Road. Mr. Weber stated the intent was for there to be access from Route 100 and doesn’t think the Township wants all the access to via Barto Road. Mr. Stauffer asked if the road from Route 100 will be a public road. Mr. Bailey indicated all the roads are to be dedicated to the township. At this point PADOT wants to see a roundabout instead of a traffic light on Route 100.

Mr. Stauffer asked if lot 2 & 3 are not going to be developed by the Applicant but are going to be sold. Mr. Bailey stated Mr. D’Angelo may still be the developer but he is looking at potential purchasers. Mr. Stauffer also asked if a subdivision plan will be submitted for lot 1 and it was stated it will be a subdivision/land development plan.

Mr. Bailey stated a written waiver request would be submitted to the Planning Commission with the submittal of the revised plan. Mr. Weber would like the annexation of the lots to happen at the same time as part of the minor plan to get all the lots “cleaned up”. Mr. Weber said this is the first anyone has heard about potentially not having an access to Route 100 from lot 1 which is a major concern. Mr. Bailey stated that the conversations with PADOT if the township wants the road off Route 100 with access both north and south they are going to require a roundabout with no other options. Mr. Bailey explained that there are limitations with this property due to the stream. Mr. Bailey also reported the number of units at this property has been severely reduced than what has historically been on this plan.

Public Comment:

Connie Cordova, SVV asked if Prestige has spoken to Modern Homes. Ms. Cordova stated there is a dead end that abuts their property however wondered where the egress onto Stauffer Road would be located. Mr. Bailey indicated the egress would be closer to Old Route 100.

Mr. Bailey indicated they will address all of the LTL Review Letter comments and submit a formal waiver request with the next submittal.

SUBDIVISION EXTENSIONS

A motion was made by Carl Schaeffer and seconded by Dan Stauffer recommending approval of the following subdivision extension:

Rose A. Gross Minor Plan 11/16/20 to 02/14/21

No comments received.

All ayes

ADDITIONAL ITEMS

None

COMMUNICATIONS

- BOS meeting minutes dated August 27 and September 4, 2020
- PADEP Planning Module Exemption response letter dated 9/10/20 for the Andrew S. Ott Minor Plan

ANNOUNCEMENTS

The next Board of Supervisors Meeting is scheduled for Thursday, November 19, 2020 at 7 p.m. *(Note: this is one week early due to the Thanksgiving Day holiday)*

NEXT MEETING

Thursday, December 3, 2020 at 7:00 p.m.

Public Comment:

Gregory Kulp, stated he and his father own a 2-lot subdivision done in 1985 as the Longwood Subdivision. Mr. Kulp would like to know what the process would be to reconfigure the lot. Mr. Weber explained that plans would need to be prepared by a surveyor, submitted and reviewed but is a fairly simple process.

ADJOURNMENT

A motion was made by Dan Stauffer and seconded by Carl Schaeffer to adjourn the meeting at 7:44 p.m. **No comments received.**

All ayes

Respectfully submitted,

Susan J. Brown
Planning Commission Secretary