

**WASHINGTON TOWNSHIP PLANNING COMMISSION  
MINUTES  
MAY 5, 2022**

**CALL TO ORDER**

Chairman, Carl Schaeffer called the Planning Commission meeting to order at 7:02 p.m. on Thursday, May 5, 2022, at the Washington Township Municipal Building.

**ROLL CALL**

The following members were present: Carl Schaeffer, Frank Gehringer, Romnie Long, Russell Drabick, Mark Bedle, Daniel Stauffer, Susan Brown, Planning Commission Secretary, John Weber, LTL Engineers and Joan London, Kozloff Stoudt. There were nine (9) members of the public in attendance this evening including Mr. James D'Angelo, Howard Brown, Esquire and Roger Lehmann from All County and Associates representing Prestige Property Partners.

Absent: Jennifer Cunningham

**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 MARCH 3, 2022**

A motion was made by Frank Gehringer and seconded by Russell Drabick to approve the minutes as prepared for the March 3, 2022 Planning Commission meeting.

**All ayes**

**SPECIAL REQUEST**

**Edison Walk, seeking preliminary plan approval. Present this evening are Jim D'Angelo, Howard Brown, Esq. and Roger Lehmann, All County & Assoc.** Two response letters were distributed, one to LTL's review letter dated 2/21/22 and the other in response to the SDE review letter of 2/24/22. Mr. Lehmann stated a special meeting was held on April 20<sup>th</sup> with the Board of Supervisors to discuss sewer issues and plant expansion. Mr. Lehmann explained the agreement that is being worked out is essentially, Mr. D'Angelo will pay the township for needed capacity and the township will use that money to expand the plant however that is not a "bankable" agreement until Preliminary Plan approval has been granted. Mr. Lehmann also stated PADEP also will not issue the NPDES Permit until preliminary approval. Mr. Lehmann said there are a number of outside agency issues which will be addressed as things progress.

Mr. Stauffer said he is confused as to why this has come in as a special request and not a standard review procedure with an updated plan. Mr. Lehmann said the plan was submitted in January and said the review was not completed by the February meeting, and the plan was reviewed at the March meeting. Mr. Stauffer asked how many dwelling units are on the plan for preliminary approval, Mr. Lehmann stated 254 and the two commercial areas have been removed. There will be various agreements that will be part

of the process as things move along. Mr. Lehmann said they are about a year and a half away from a final plan approval of phase 1 because of all the agency approvals necessary. Dan asked if there are any concerns because this request is not being handled as a standard review procedure with an updated plan is circumventing the regular process. Mr. Weber stated he doesn't necessarily feel the process is the concern, but would like to have seen a revised plan to get closer to the finish line. Mr. Lehmann said he is not dealing with any stormwater issues at this point until it goes to PADEP. A vast majority of the outstanding comments deal with the stormwater. Ms. London asked if there is an extensive stormwater review by PADEP is it going to potentially change the entire layout of the plan? Mr. Lehmann stated yes, based on other projects he is working on he would say it is very possible. Mr. D'Angelo said they went to closing on property for \$540,000 that will be given to the township. Mr. Stauffer said Prestige would rather buy and give the township open space in another zoning district and develop the HDV to a greater degree then give up the open space at Edison Walk. Mr. D'Angelo stated Mr. Stauffer is wrong, he would have rather written a check to the township for \$250,000, the township wanted the Gross property. Mr. D'Angelo pointed out they did not wait for preliminary approval to acquire the property because they are trying to work with the township. Romnie state the parking issue still hasn't been resolved however the parking is designed in accordance with the township ordinance. There will be parking on both sides of the streets. At the March meeting Mr. D'Angelo said they would revise the plan to include overflow parking near lot #234. Mr. Lehmann is still working on the phasing plan at this point. Mr. Weber asked if the Sugar Maple Road entrance will be widened. Mr. Lehmann stated Sugar Maple Road will be a boulevard strip right turn out only and will widen the entrance/exit at Sugar Maple. Roads to be dedicated to the township are Battery and Sugar Maple, the remaining roads will be the responsibility of the HOA. The resident from 2213 Old Route 100 expressed concerns regarding stormwater runoff onto his property if Sugar Maple Road is widened. Mr. Weber stated the water will go into the inlets and would not affect his property. The inlet boxes currently may sit lower then the road, however when the final paving takes place the inlet boxes should be flush with the roadway. There are some water issues on Old Route 100 that will need to be dealt with but this is a PADOT issue. Mr. Weber asked if the emergency spillway at Stauffer Road is going to go into the stormwater system along Stauffer Road. Mr. Lehmann said they surveyed and will need to change the pipe coming down Stauffer Road. Mr. Weber stated the major concerns have been addressed and said all items will need to be fixed before they are given final plan approval.

A motion was made by Mark Bedle, seconded by Russell Drabick recommending Preliminary Plan Approval for Edison Walk contingent upon resolving the comments in the LTL Review Letter of 2/21/2022, the SDE Review Letter of 4/28/2022, satisfactory completion of required legal agreements, including the land exchange agreement, sewer capacity agreement, satisfactory letter from Aqua, dedication of Battery and Sugar Maple Roads only, and commitment of widening the entrance to Sugar Maple Road.

**All ayes**

## **NEW SUBMITTAL**

**JD McGovern Land Development Plan** – submitted 3/30/22

- Waiver request letter dated 1/6/22

Mr. Weber indicated this Land Development Plan is required by their Zoning Variance. A motion was made by Mark Bedle, seconded by Frank Gehringer accepting the JD McGovern Plan for review.

**All ayes**

## **SUBDIVISION REVIEW**

None

## **SUBDIVISION EXTENSIONS**

Motion made by Russell Drabick, seconded by Romnie Long recommending granting the following subdivision extension:

**Schwenkfelder Road Minor Subdivision from 5/26/22 to 8/25/22**

**All ayes**

Motion made by Daniel Stauffer, seconded by Frank Gehringer recommending granting the following subdivision extension:

**Kutztown Road Minor Subdivision from 5/26/22 to 8/25/22**

**All ayes**

## **ADDITIONAL ITEMS**

None

## **COMMUNICATIONS**

- Letter dated 3/14/22 – O'Donnell, Weiss & Mattei P.C. withdrawal of the Rose A. Gross Subdivision Plan dated 11/11/19
- BCPC letter dated 4/14/22-Agricultural Security Area Addition Review
- BOS meeting minutes dated March 24, 2022.

Mr. Stauffer asked if the Camp Camino property is the same property Mr. Mingey wanted to build the Clubhouse on. Mr. Weber stated Camp Camino purchased 114 acres. Ms. London stated this is a newly formed non-profit. The conditional use hearing is not going to be held on May 26<sup>th</sup> as previously scheduled however there will be a presentation by Camp Camino at that meeting.

## **ANNOUNCEMENTS**

The next Board of Supervisors Meeting is scheduled for Thursday, May 26, 2022 at 7 p.m.

## **NEXT MEETING**

**The next Planning Commission meeting is Thursday, June 2, 2022 at 7:00 p.m.**

**ADJOURNMENT**

A motion was made by Mark Bedle and seconded by Frank Gehringer to adjourn the meeting at 8:10 p.m.

**All ayes**

Respectfully submitted,

Susan J. Brown  
Planning Commission Secretary