

**WASHINGTON TOWNSHIP PLANNING COMMISSION
MINUTES
OCTOBER 3, 2024**

CALL TO ORDER

Chairman, Carl Schaeffer called the Planning Commission meeting to order at 7:00 p.m. on Thursday, October 3, 2024, at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Chairman, Carl Schaeffer, Frank Gehringer, Mark Bedle, Jennifer Cunningham, Michael Ewing, Daniel Stauffer, John Weber, LTL Engineers and Solicitor, Colin MacFarlane and Secretary Maria Eddinger. There was five (5) members of the public in attendance this evening.

Absent: Russell Drabick

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 MEETING MINUTES FOR JUNE 6, 2024

A motion was made by Dan Stauffer and seconded by Frank Gehringer to approve the minutes as prepared for the June 6, 2024 Planning Commission meeting.

All ayes

Jennifer Cunningham-abstained

SPECIAL REQUEST

None

PUBLIC COMMENT

None

NEW SUBMITTAL

None

SUBDIVISION REVIEW

Reserve at Barto Plan Rev. #2 – submitted 8/23/24

- Response letter-dated 8/14/24
- Waiver Request-dated 8/14/24
- LTL Review Letter – dated 9/18/24
- SDE Review Letter – dated 9/26/24

- EBF D Response Letter-dated 9/18/24

Mr. D'Angelo requested to be removed from tonight's agenda however there were a few things John Weber wanted to discuss. John stated Mr. D'Angelo rearranged some of the units based upon the Geotechnical report. There was a depression related to previous mining activities noted on the report. This report was one of the conditions of the settlement agreement. Also, as a condition, if the plan is approved, there will be an indemnification of the Township, its officials, professionals and employees. Once this report is signed and sealed it will be appropriate for the protection of the township and all others as outlined. The Developer is not proposing any open space and is asking for a waiver. A neighboring property owner, Mike, was present and stated he would like to look at the plan after the meeting.

1606 Main Street Rev. #3-submitted 9/12/24

- Response Letter-dated 9/10/24
- SDE Response Letter-dated 9/19/24
- SDE Review Letter-dated 6/6/24 & 9/26/24
- LTL Review Letter-dated 9/24/24
- EBF D Comments-dated 6/6/24

Richard Mingey, Barto Inc., was present this evening to discuss his plan and to get some feedback from the Planning Commission. Mr. Mingey stated prior to the resubmission they changed from a gravity sewer system to a pump system however Mr. Mingey is not prepared to talk about the sewer system this evening. Mr. Mingey also indicated he had the wetlands delineation done and will forward a copy of that report to Mr. Weber. A Bogg Turtle study was also completed with no evidence of the turtles. Note one on the plan will be changed to reflect the entire project will be age restricted. Mr. Weber noted the underlying zoning data that should be used is for multi-family developments rather than the commercial criteria. Mr. Mingey stated there would be one HOA for the entire development which will be a rental community for age 55 and over. Mr. Mingey is unsure at this point if it will be one entity ownership or if it will be divided up into several lots. Mark suggested a walking trail and possibly a dog park would be appropriate for senior living. There was discussion regarding extending the sidewalk to the adjoining property to make the community walkable to Bally. Mr. Weber suggested submitting names for the access drives to the Township and or Berks County for approval as soon as possible. Mr. Mingey stated they did have a traffic study completed and will forward the results to John Weber. It was clarified that there will be sidewalks on both sides of Drives A & B. Mr. Mingey stated the buildings will have lighting wall packs. The emergency access drive will have bollards with chain and a Knox box on one of the bollards with a key to provide access for the fire department. It was noted that Washington Township does not own conveyance capacity in the Borough of Bally's conveyance system. Conveyance capacity should be verified by Bally Borough. Mr. Mingey stated he has an agreement with SDE to do an analysis of the system for the conveyance from the Mingey property to the Treatment Plant.

SUBDIVISION EXTENSIONS

A motion was made by Mark Bedle, seconded by Jennifer Cunningham to recommend granting the following subdivision extension:

Camp Camino 10/29/24 to 01/26/25
All ayes

The following subdivision extensions were granted by the Board of Supervisors at the June 27, 2024 meeting:

D'Angelo Minor Plan	07/03/24 to 10/01/24
Reserve at Barto	07/03/24 to 10/01/24
1606 Main Street	07/03/24 to 10/01/24
J.D. McGovern L.D. Plan	07/04/24 to 10/02/24
Washington CSG 1, LLC	07/03/24 to 10/01/24
Edison Walk	08/25/24 to 12/24/24
Kate's Place	08/30/24 to 02/26/25
Camp Camino	07/30/24 to 10/28/24
D'Angelo Minor Plan	10/02/24 to 12/30/24
Reserve at Barto	10/02/24 to 12/30/24
1606 Main Street	10/02/24 to 12/30/24
J.D. McGovern	10/03/24 to 12/31/24
Washington CSG 1, LLC	10/02/24 to 12/30/24

ADDITIONAL ITEMS

None

COMMUNICATIONS

- BOS meeting minutes dated May 23, June 27, July 25 and August 22, 2024
- BOS workshop meeting minutes-dated August 8, 2024

ANNOUNCEMENTS

The next Board of Supervisors Workshop is scheduled for Thursday, October 10, 2024 at 7 p.m.

The annual budget meeting will be held Monday, October 14, 2024 at 6:00 p.m.

The next Board of Supervisors Meeting is scheduled for Thursday, October 24, 2024 at 7 p.m.

NEXT MEETING

The next Planning Commission meeting is scheduled for Thursday, November 7, 2024 at 7 p.m.

ADJOURNMENT

A motion was made by Dan Stauffer and seconded by Mark Bedle to adjourn the meeting at 7:38 p.m.

All ayes

Respectfully submitted,

Susan J. Brown
Manager/Secretary