

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
January 18, 2019

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, January 18th, 2019 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Glen Powell, Chairman, called the meeting to order at 7:00 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Glen Powell, Chairman
Steven Block, Secretary
Lester Toaso
Jeffrey Anderton
Daron O'Donald

OTHERS IN ATTENDANCE: Joseph Rogosky, GVC Consulting Engineer
Will Brugger

ABSENT: Robert Quinter

RE-ORGANIZATION

Mr. Powell stated to those present how the Re-Organization would occur. Mr. Powell turned the meeting over to Mr. Rogosky as temporary chairperson for Re-Organization proceedings.

Chairman

MOTION by Mr. Block to appoint Mr. Powell as Chairman of the Planning Commission for the year of 2019. The motion carried unanimously.

Mr. Rogosky turned the meeting back over to Mr. Powell at this time.

Vice Chairman

MOTION by Mr. Block to appoint Mr. Toaso as the Vice Chairman of the Planning Commission for the year of 2019. The motion carried unanimously.

Secretary

MOTION by Mr. Anderton to appoint Mr. Block as the Secretary of the Planning Commission for the year of 2019. The motion carried unanimously.

Mr. Powell closed the Re-Organization meeting.

AGENDA

MOTION by Mr. Toaso, seconded by Mr. Block, to approve the agenda of the January 18th, 2019 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Ms. O'Donald, seconded by Mr. Anderton, to approve the minutes of the December 17th, 2018 Planning Commission meeting. The motion carried unanimously.

OLD BUSINESS

Exeter Golf Club Estates Ph. 6 – Revision of Plan of Record

Ms. Joan London, counsel of the property, and Mr. Brandon Jones, owner of the property, were present to explain what they were requesting and the revisions.

Ms. London stated that she was seeking a deferral for the NPDES permit of Lot 4 until the building of the lot commenced. She stated that the fourth lot would require its own NDPEs permit before being granted the building permit.

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Mr. Rogosky explained his review letter and the response letter received from Hoffert Surveying dated December 12th. Mr. Rogosky stated that the original NPDES permit didn't include the fourth lot, and that at the time of construction of the fourth lot a stormwater plan would need to be submitted and determined if the lot needs a NPDES permit. He also stated that there is a restrictive note on the plan addressing the issue. The driveway easement issue still needs to be addressed. Mr. Rogosky addressed issues concerning the fire codes and that he felt everything was addressed.

Mr. Rogosky suggested that deferral be granted, with a restrictive plan note, for a stormwater plan for Lot #4.

MOTION by Mr. Toaso, seconded by Mr. Powell, to recommend to the Board of Supervisors approval of Exeter Golf Club Estates Ph. 6 Revision of Plan of Record, with the deferral note for Lot 4 stormwater management until a building permit is requested. The motion carried unanimously.

ARS Realty – Preliminary Plan

Mr. Dan Laudenslayer was present to discuss the plan. He stated that he has had no help from Borton Lawson regarding the project. He reviewed what he was proposing.

Mr. Rogosky questioned the proposed elevations on the plan. He stated that PennDOT would be willing to meet with people if contacted properly.

Mr. Laudenslayer addressed the GVC letter dated January 10, 2019.

Mr. Brugger and Mr. Rogosky agreed that the Township would seek an Ultimate ROW for the applicant outside of PennDOT's ROW.

Mr. Laudenslayer stated that the limit of disturbance will be less than 5,000 sq ft. Mr. Rogosky stated that the applicant would still need an E&S Plan.

Mr. Rogosky said he would reach out to Borton Lawson and have them contact Mr. Laudenslayer to coordinate PennDOT issues.

Mr. Anderton questioned if there would be sufficient parking for certain uses.

Mr. Laudenslayer asked for a waiver to submit plan as Preliminary/Final Land Development. Mr. Laudenslayer also asked for a time extension on the current plan submitted.

Mr. Laudenslayer stated, "No tenants lined up".

MOTION by Mr. Toaso, seconded by Ms. O'Donald, to recommend to the Board of Supervisors a 90 day time extension on the Preliminary Plan. The motion carried unanimously.

NEW BUSINESS

Act 537 Plan Update

Gerald DeBalko, representing PA American Water, was present to explain to the Planning Commission why this plan was necessary and what it includes.

Mr. DeBalko stated that this plan is to assist in the harmonious transfer of ownership of the Wastewater Treatment Facility. He asked for a recommendation or comments from the Planning Commission.

Mr. DeBalko stated that this update was essentially the same copy as the 2014 Plan.

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Mr. Block asked about the time frame of PA American taking over ownership of the Treatment Plant. Mr. DeBalko stated it is estimated for about September.

Mr. Rogosky suggested to recommend the plan, contingent upon comments from the Commission.

It was agreed that the Commission would review and produce comments for the next meeting.

302 Woodland Ave – Use Variance

Louis A Gonzalez, property owner of 302 and 306 Woodland Ave, was present to explain his request.

Mr. Gonzalez started that he wishes to establish an auto repair business at the address. He explained the type of work he does. He said he is trying to downsize from his business in the city of Reading and wishes to reduce overhead.

Mr. Powell stated that he doesn't see a hardship in his situation. Mr. Anderton agreed with Mr. Powell.

Mr. Gonzalez stated that he would be using an existing garage on the property and that it would be a 9-5 business.

Mr. Gonzalez stated that he currently can not sell 306 Woodland and he has too many properties.

MOTION by Mr. Block, seconded by Mr. Anderton, to comment to the Board of Supervisors a recommendation of not recommending the variance. Ms. O'Donald abstained.

Exeter Commons Land Development - As Built Plans

Mr. Rogosky explains that the current owner of the shopping center replaced all the stormwater basins under the parking lots.

Mr. Rogosky explains that to close out the NPDES permit the As-Built plans have to be recorded. The plan before the Commission is Phase 2.

MOTION by Mr. Toaso, seconded by Mr. Block, to recommend to the Board of Supervisors approval of the As-Built plans.

MISCELLANEOUS ITEMS

Mr. Brugger explains to the Commission what is currently being worked on by the Township staff and what is expected in the near future. This included the Solar and Wind energy ordinances, Telecommunication revisions, and certain SALDO and Zoning revisions.

ADJOURNMENT

MOTION by Mr. Toaso to adjourn the January 18th, 2019 meeting of the Exeter Township Planning Commission at 8:37 p.m. Motion carried unanimously.

Respectfully Submitted,



Steve Block
Secretary