

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
July 15th, 2019

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, July 15th, 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
Lester Toaso, Vice Chairman
Jeffrey Anderton
Bonnie Hafer
Jason Mell

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

ABSENT: Steve Block
Daron O'Donald

WELCOME NEW MEMBERS

Mr. Powell welcomed two new members to the Planning Commission, Bonnie Hafer and Jason Mell. Mr. Powell explained the responsibilities and functions of the Planning Commission. Mr. Rogosky then went on to explain how land development and subdivision plans are submitted to the Township and reviewed appropriately. He adds additional information to the responsibilities of the Planning Commission.

AGENDA

MOTION by Mr. Toaso, seconded by Mr. Anderton, to approve the agenda of the July 15th, 2019 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Mr. Anderton, seconded by Mr. Toaso, to approve the minutes of the May 20th, 2019 Planning Commission meeting. Ms. Hafer and Mr. Mell abstain since they were not present during the meeting. The motion does not pass.

APPLICATION FOR REVIEW

MOTION by Mr. Toaso, seconded by Mr. Anderton, to approve the following application for review; Preliminary Plan for 35 W 47th St / Mama's Pizza. The motion carried unanimously.

NEW BUSINESS

35 W 47th St / Mama's Pizza – Preliminary Plan

Mr. Stephen Bensinger, representative of Stackhouse Bensinger Inc., and Mr. Vince DiStefano were present to explain the proposed use. Mr. Bensinger addressed many of the items raised in the recent GVC review letter conducted by Mr. Rogosky.

Mr. Bensinger addressed stormwater concerns raised in the review letter. Mr. Rogosky suggested that the Planning Commission recommend a waiver from Section 305 and 307.

MOTION by Mr. Anderton, seconded by Mr. Toaso, to recommend to the Board of Supervisors a waiver from Section 305, Ground Water Recharge, of the Stormwater Management Ordinance, as well as Section 307, Streambank Erosion, of the Stormwater Management Ordinance. The motion carried unanimously.

Mr. Bensinger stated that he had no issues with the other comments addressed in the review letter.

Mr. Rogosky questioned the maintenance of the alley where the proposed driveway to the parking lot is located. He asked Mr. Bensinger to clarify who would be responsible for maintenance in the future. Mr. Bensinger agreed to look into it.

Mr. Bensinger review a few comments from the recent Simone Collins review letter. He stated that he felt there were safety issues with so much requested landscaping. He stated that he would have a conversation with Simone Collins.

MOTION by Mr. Anderton, seconded by Ms. Toaso, to recommend to the Board of Supervisors a Conditional Preliminary Plan approval based on satisfying comments from GVC's review letter. The motion carried unanimously.

Exeter Township Retail – Preliminary Plan

Ms. Terri Delo, representative of BL Companies, and Mr. Justin Mandel, the applicant, were present to assist in explaining the proposed project.

Ms. Delo reviewed plans for the members of the Commission. She reviewed comments from the GVC review letter dated July 12th, 2019. She stated that she agreed with the comment for sidewalk along Circle Ave.

Ms. Delo stated that she had made a resubmission to Simone Collins based on their review comments from July.

Mr. Rogosky addressed concerns with the intersection of Circle Ave and the Unnamed Driveway at the rear corner of the property. Mr. Anderton agreed with the statement stating that the current two-way intersection is already crazy.

Mr. Rogosky asked Mr. Mandel if he could reach out to E Neversink Realty to see if they would be willing to allow the installation of a four-way stop sign at that location.

Mr. Powell asked about that loading bay for delivery trucks and its configuration. Mr. Mell questioned what type of situation called for delivery trucks not needing to back into the designated space at the rear of the property.

Mr. Powell asked if the loading zone could be reconfigured. Mr. Mell suggested a loop style access.

Mr. Rogosky reviewed other items stated in the GVC review letter.

Mr. Rogosky reviewed GVC's review letter dated May 9, 2019.

MOTION by Mr. Anderton, seconded by Mr. Toaso, to recommend to the Board of Supervisors a Conditional Preliminary Plan approval based on satisfying comments from GVC's review letter and the possible reconfiguration of the delivery drive access. The motion carried unanimously.

ADJOURNMENT

MOTION by Mr. Anderton, seconded by Mr. Toaso, to adjourn the July 15th, 2019 meeting of the Exeter Township Planning Commission at 7:43 p.m. Motion carried unanimously.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Steven Block". The signature is written in black ink and is positioned above the printed name and title.

Steven Block
Secretary