

**MINUTES**  
**EXETER TOWNSHIP PLANNING COMMISSION MEETING**  
**JULY 20, 2015**

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, July 20, 2015 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Donald R. Wilson, Chairman, called the meeting to order at 7:00 p.m. followed by the Pledge to the Flag.

**COMMISSION MEMBERS:** Donald R. Wilson, Chairman  
Gary Shane, Secretary  
Glen Powell  
Mehmet Arslan

**OTHERS IN ATTENDANCE:** Joseph Rogosky, GVC Consulting Engineer  
Linda Cusimano, Recording Secretary  
John Mahoney, Esq.

**ABSENT:** John W. Bittig, Vice Chairman  
Cheryl Franckowiak, Zoning Officer

**1. MINUTES**

**MOTION** by Mr. Shane, seconded by Mr. Wilson to approve the minutes of the June 15, 2015 Planning Commission meeting. Motion carried with Mr. Wilson, Mr. Arslan, Mr. Shane voting in favor and Mr. Powell abstained.

**2. AGENDA**

**MOTION** by Mr. Powell, seconded by Mr. Arslan to approve the agenda of the July 20, 2015 Planning Commission meeting. The motion carried unanimously.

**3. FILIPPINI ANNEXATION SUBDIVISION II – OPEN SPACE DISCUSSION** John Hoffert, PLS  
John DiGiamberardino, Esq.

GVC reviewed the Filippini Annexation Subdivision II Preliminary Plan – open space (review letter dated July 20, 2015)

Mr. Hoffert stated that he wanted to discuss the June 5<sup>th</sup> GVC review letter. Mr. Rogosky stated that the Planning Commission reviewed the comments at the June 15<sup>th</sup> PC meeting. Mr. Rogosky also responded that the Board of Supervisors took no action on the waiver/deferral letter and eliminated the deadline for the submission of 21 days prior to the Planning Commission meeting for a review of the open space plan for compliance with SALDO section 330-45. The Board also directed that the Planning Commission review the open space plan for comment.

Mr. Rogosky read through the review letter:

- 1) Mr. Hoffert stated that the public access measured 100 feet on the radius at Scotland Drive. This originally was the cart path for the golf course. There should be enough sight distance at the intersection and they would demonstrate that. PA American Water Company uses this to access their property at the rear of the residue/open space area. He further stated that the Water Company should have gotten Township permission for a driveway.
- 2) Lot Configuration – Mr. Wilson asked if we must use the land for parks or can it just remain as open space. Mr. Mahoney replied that the Section of the Ordinance states multiple criteria on what land qualifies as open space, then the Township would decide how they would use it. Mr. Wilson stated

that it could remain as open land. Mr. Rogosky replied that the Township would need to decide if they would want to maintain it. He also pointed out that we had a memo from Joe Seltzer, the Parks and Recreation Director, concerning the plan. Mr. Hoffert stated that Mr. Seltzer's comments were general in nature.

- 3) Mr. Hoffert stated that there is access to utilities.
- 4) Mr. Rogosky read the comment.
- 5) Mr. Hoffert stated that the cart paths could be used for bike paths.
- 6) Mr. Rogosky read the comment
- 7) Mr. DiGiamberardino would look at getting the easement agreement for PA American Water Company.
- 8) Mr. Rogosky read the comment.
- 9) Mr. Hoffert would provide the delineation of the wetlands and floodplain once the Township decided if they agree to take this parcel of land.

Mr. Wilson read the motion from the minutes of the June Planning Commission meeting and asked why they had to come back before us again. Mr. Rogosky explained that they came before the Board of Supervisors with their waiver request at their July 13<sup>th</sup> meeting. By the Board's directive, they wanted them to submit a plan with the land they were proposing to dedicate and have it reviewed by GVC and brought before the Planning Commission for review prior to the Board's decision. Mr. Hoffert stated that if the Board chose not to waive the requirement or to defer the payment they had also suggested withdrawing this plan, then go back and do a revision to the 2013 plan, which would be a brief subdivision. Mr. Hoffert further stated that would take away the need for recreation open space or fee-in-lieu of. Mr. Rogosky explained that we have a provision in our ordinance that states further subdivision of the tract within 10 years will require plans prepared in full accordance with the major subdivision procedures of SALDO.

Mr. Hoffert replied that was why we were required to do preliminary/final submission for this annexation subdivision. Mr. DiGiamberardino stated that maybe they could defer the discussion until the submission of the next plan. Mr. Shane suggested that the Board of Supervisors could feel that this land was not what they wanted to accept. Mr. DiGiamberardino asked if this open space would satisfy the open space required if there were any further subdivision. Mr. Hoffert replied that it would satisfy open space for the entire 48 acres. The requirement is 4% of the total tract area and 4% of 48 acres is 1.5 acres, so the Township would be getting 6 plus acres. Mr. Powell stated that he was concerned the pond on the property which would become the responsibility of the Township should they decide to take this. Mr. DiGiamberardino stated that if the Board would go with fee-in-lieu of, he asked that the deferral of payment would be March 31, 2016.

**MOTION** by Mr. Wilson, seconded by Mr. Arslan, to recommend the Board of Supervisors accept dedication of the parcel of land so identified on the submitted plan, provided that if an alternative and more desirable parcel of land is proposed for dedication in the final subdivision review and approval process, the Board of Supervisors might conclude that the Township would be better served by acceptance of an alternative parcel or lot for passive open space or active recreation purposes, and that if the Board of Supervisors elects to not accept the dedication of land for such purpose, a deferral of the payment of a fee-in-lieu of land dedication be granted so that payment is not required until the submission of a building permit for a structure on the 48+/- acre tract of land or March 31, 2016, whichever occurs later. The motion carried unanimously.

Mr. Hoffert asked the Planning Commission for conditional preliminary plan approval so they could move on to final plan. Based on the June 2015 GVC review letter there were no show stoppers and he provided a waiver/deferral request letter to go with the Planning Commission's motion to add the 2<sup>nd</sup> lot to the waiver/deferral of curbs and sidewalks. They could address all other items at final plan stage.

Mr. DiGiamberardino stated that they have a new signed agreement with Elaine Druzba and should be closing within the next two weeks. Mr. Hoffert stated that there was nothing in the review letter that the

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Township should feel uneasy about granting conditional preliminary plan approval, then they could move on to Final plan. Mr. Rogosky stated that the biggest issue is the fee-in-lieu of, the rest of the items are housekeeping items and could be addressed at final plan. Mr. Hoffert stated that it would give them the right to move to final as soon as we get some resolve with the Board of Supervisors on the open space/fee-in-lieu of.

**MOTION** by Mr. Wilson, seconded by Mr. Shane to recommend the Board of Supervisors grant conditional preliminary approval of the Filippini Annexation Subdivision II Revised Preliminary Plan subject to compliance with the conditions and directives set forth in the June 5, 2015 review letter issued by Great Valley Consultants, noting that the Commission's recommendation with respect to dedication of open space or payment of a fee-in-lieu be substituted for compliance with the GVC Subdivision and Land Development Ordinance Review Note No. 3 stated therein. The motion carried unanimously.

Mrs. Cusimano stated that we were getting close with the due date for the Filippini annexation subdivision II plan; it has a due date of September 11, 2015.

**MOTION BY Mr.** Wilson, seconded by Mr. Shane, to recommend that if the Board does not grant conditional approval or grant a time extension; the Board of Supervisors deny the plan. The motion carried unanimously.

**ADJOURNMENT**

**MOTION BY** Mr. Shane, seconded by Mr. Arslan to adjourn the July 20, 2015 meeting of the Exeter Township Planning Commission at 7:55pm. Motion carried unanimously.

Respectfully Submitted,



Gary L. Shane,  
Secretary  
lrc