PLANNING COMMISSION
MINUTES OF MONTHLY MEETING
FEBRUARY 5, 2008

The monthly meeting of the Longswamp Township Planning Commission was held at the Longswamp Township Municipal Building, 1112 State Street, Longswamp Township, Mertztown, Pennsylvania, 7:30 p.m., prevailing time as previously advertised and posted.

ROLL CALL
Officials Present: Dick Meier, Chairman; Michael Radcliffe, Vice Chairman; Cathi Kratzer, Secretary; Bruce Godfriaux; Stanley Bauman; David River and Frank Karoly. Also in attendance were Jill Smith, Hanover Engineering; and Richard Orwig, Esquire, Solicitor.

ATTENDANCE
Doug Kramer, Richard Rimby, Bob Pfromm, John Korbler, Steve Price, Bill Gross Jr. for Gross School Bus; Lon Seitz for Dax Funderburk; Bruce Rader for Muelhauser Annexation

CALL TO ORDER
Chairman Dick Meier called the meeting to order at 7:35 p.m.

APPROVAL OF MINUTES
Stanley Bauman made a motion to approve the Planning Commission Minutes for the December 4, 2007, meeting; Bruce Godfriaux seconded that motion. All in favor.

ANNOUNCEMENTS

ENGINEER’S REPORT – Jill Smith
Board of Supervisors Meeting of December 11, 2007:
1. The Board of Supervisors passed a motion granting conditional Final Plan approval for the Atlas Minerals & Chemicals Land Development Plan subject to meeting all the outstanding items in the Engineer’s review letter dated November 28, 2007.

2. The Board of Supervisors passed a motion accepting a time extension to March 12, 2008 for the Gross School Bus Service Land Development Plan.

3. The Board of Supervisors passed a motion to accept the Sprint/NEXTEL Bear Creek Land Development plans for recording.

4. The Board of Supervisors passed a motion accepting the Conditional Use Application for the Sprint Spectrum LP facility at the Topton Lutheran Home. Sprint Spectrum is proposing to install six additional four-foot panel antennas. The Board of Supervisors requested the application to be forwarded to the Planning Commission for comment at their next meeting.

Board of Supervisors Meeting of December 26, 2007:
1. The Board of Supervisors passed a motion approving a speed limit of 15 mph on Abbey Meadow Street and Valley Church Road for the Golden Meadows Phase II Subdivision based on DEP’s Special Conditions included in the NPDES permit for the project. Also the Board of Supervisors passed a motion approving the removal of the pedestrian pathway originally proposed by the
Developer for the Golden Meadows Phase II Subdivision due to restrictions imposed by the Pennsylvania Fish and Boat Commission and DEP for Lot 13. With the removal of the pathway, the Developer will be required to pay the full amount of the required Recreation Fee.

2. The Board of Supervisors passed a motion approving the site plan for a Second Principal Structure on the lot owned by Curtis Morton located at the end of Gap Road.

3. It was reported that Sprint Spectrum L.P. has withdrawn their Conditional Use Application for installation of additional antennas at the Topton Lutheran Home. This item, therefore, has been removed from the Planning Commission agenda for January 2008.

4. It was reported DEP has notified the Township that they have rescinded their July 11, 2005 Planning Module approval for the Mulberry Hill II Subdivision in order to allow the Department to consider the potential impact that the proposed method of sewage disposal will have on exceptional value waters of the Commonwealth.

**Board of Supervisors Meeting of January 2, 2008:**

1. The Board of Supervisors passed a motion accepting a time extension to May 5, 2008 for the Muelhauser Minor Annexation Plan.

**Board of Supervisors Meeting of January 22, 2008:**

1. The Board of Supervisors passed a motion to approve and accept the Bear Creek Parking Lot Expansion plans as the Final Plans for recording.

2. The Board of Supervisors passed a motion to re-approve and accept the Bear Creek Hotel Expansion plans as the Final Plans for recording. The plans were re-dated and the Supervisors re-signed the plans due to the County’s requirement to record the plan within 90 days of the Supervisors approving and signing the plans.

3. The final draft of the Riparian Buffer Ordinance, as reviewed and recommended by Environmental Advisory Council, was distributed to the Board of Supervisors for review and discussion. The Board of Supervisors passed a motion authorizing the Township Solicitor to advertise the Ordinance for consideration at the February Board of Supervisors meeting.

**NEW BUSINESS**

**Gross School Bus Land Development**


Robert A. Pfromm, CIH from Spotts, Stevens & McCoy distributed copies of and reviewed the Environmental Evaluation for the Gross School Bus Service Land Development Plan dated January 2008. The evaluation was conducted on January 8, 2008, to estimate the levels of environmental indicators that will be produced during the operation of school buses at the proposed Topton (Longswamp Township) facility. A representative simulation was designed at the Gross Equipment Company facility in Bechtelsville, PA. The conclusions of the testing conducted, as contained the report, are that there were no significant issues noted for the parameters tested (CO, CO₂, VOCs, PM 10 Dust & Breathable
Particulates) based on the running of 30 buses parked in the intended configuration of the Topton Facility. The report also concluded, based on the sound level readings measured, that the facility will/can meet the noise regulations of the Zoning Ordinance. The PC Chairman asked several questions regarding the equipment used, calibration of the equipment and methods used in conducting the tests. A discussion was held regarding noise levels at the access driveway due to vehicles entering and exiting the facility. It was noted that landscape screening is provided along the access driveway, but the Developer agreed to provide additional noise protection, i.e. sound barrier, if it is determined necessary in order to meet Township regulations prior to or after the site is operational. It was pointed out that DEP was about to issue regulations for idling parked vehicles and the Developer agreed that Gross would immediately strive to comply if/when these regulations were put into effect.

Richard Rimby from Hafer Petroleum provided information regarding the installation of the underground tanks and the regulations governing the operation of the tanks and fueling station. DEP is the regulatory agency overseeing the installation of the tank, groundwater contamination and leak detection. DEP will conduct an initial inspection of the tank installation and tries to re-inspect sites every 3 years. Labor and Industry (L&I) is the regulatory agency responsible for overseeing the safety and operation of the tanks and fueling station. L&I conducts inspections for fire extinguishers, proper signage, etc.

The Developer’s Stormwater consultant noted that DEP has provided initial comments regarding the NPDES permit review and the consultant is in the process of addressing them.

The Developer has had discussions with the Borough of Topton regarding the public water and sewer service and has sent a request letter to the Township regarding public sewer service. The Developer confirmed that they will provide appropriate on-site water and sewer facilities if public services are not available.

A discussion was held regarding the traffic improvements proposed and traffic counts provided by the Developer’s consultant. It was noted by the Developer that PennDOT has approved the plans and documents for the proposed improvements on State Street and has issued a Highway Occupancy Permit. It was noted the permit will need to be revised to incorporate the replacement of the 15-inch pipe culvert across State Street with a 24-inch pipe.

Mike Radcliffe made a motion recommending to the BOS that waivers be granted for SALDO Sections 619.B.1 and 619.B.4 for not having to set concrete monuments where existing monumentation or structures (wood curbing) exist; David River seconded the motion. All in favor.

David River made a motion recommending to the BOS that Conditional Preliminary Plan approval be granted based on the following conditions: 1) compliance with the Engineer’s review letter dated January 31, 2008; 2) Developer to provide fencing at the site in accordance with Zoning Ordinance Section 753.2.b; 3) Developer to provide additional noise reduction, such as a sound barrier, if deemed necessary by the Township, to meet noise level regulations at the site including for the access drive; 4) Developer to pay traffic impact fees as recommended by the Township Engineer, based on a revised traffic impact study to be provided by the Developer and approved by the Township; 5) Developer to implement all currently proposed DEP idling regulations at the time the site becomes operational; Stanley Bauman seconded the motion. All in favor.

Muelhauser Annexation Final Plan
The Developer’s Engineer, Bruce Rader, confirmed that there is an existing access easement for Pensinger Lane recorded on June 16, 1970, between adjacent property owners of the “private driveway” granting all the right to use the private driveway for ingress and egress from Woodside Avenue.

Bruce Godfriaux made a motion recommending to the BOS that all waivers be granted for SALDO Sections listed in Berks Surveying & Engineering’s letter dated January 8, 2008; David River seconded the motion. All in favor.

Stanley Bauman made a motion recommending to the BOS that Conditional Final Plan approval be granted conditional on compliance with the Township Engineer’s review letter dated January 30, 2008; Bruce Godfriaux seconded the motion. All in favor.

Funderburk Annexation Final Plan
Lon Seitz presented the plans and checklist for the proposed Funderburk Annexation. The review fee was previously submitted to the Township by the property owner. Mr. Seitz briefly explained that the purpose of the plan is to annex a portion of Mr. Richard Jones’ property to an adjacent property owner, Mr. Dax Funderburk.

The Township Solicitor reminded the PC that the Township had, within the last year or two, reviewed and approved a previous annexation plan submitted by Mr. Jones for the same parcel. At that time, the Township expressed concern regarding the poorly contrived configuration of the residue parcel (Lot 1) that would result due to the proposed annexation. During the previous review, Mr. Jones confirmed that the narrow 100’ section of Lot 1 was necessary in order to provide access between the two larger portions of the lot. It appears that one of the larger portions of the residue lot is now proposed to be annexed to another adjacent property owner.

The PC accepted the plans for formal review and consideration at the March PC meeting.

PUBLIC COMMENTS
None at this time.

ADJOURNMENT
David River made a motion to adjourn the meeting at 9:20 p.m.; Bruce Godfriaux seconded that motion. All in favor.

Respectfully submitted,

Barbara K. Ebert
Recording Secretary