

ROCKLAND TOWNSHIP PLANNING COMMISSION

MEETING MINUTES February 25, 2020

The monthly meeting of the Rockland Township Planning Commission was held on February 25, 2020 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, William Fredericks, Nathan Roush, Nancy Ogden and William McFadden. Also in attendance were: Township Solicitor Jim Smith, Township Engineer Jessica Adams, Township Supervisor Nathan Ohlinger, Township Supervisor David Wartzeluft and interested citizens.

The meeting was called to order at 7:34PM by Chairman Richard Mazich.

The minutes of the January 28, 2019 Planning Commission meeting were reviewed. On a motion by Nathan Roush, seconded by Nancy Ogden, the minutes of the January 28, 2020 Planning Commission meeting were approved as presented. There was no public comment. All were in favor. Motion carried.

OLD BUSINESS

Hogan Learning Academy Land Development Plan – 73 Lyons Road – The Planning Commission was provided the following updates with regard to the Hogan Learning Academy Land Development Plan:

- A letter dated February 10, 2020 was received from Nathan Keller, Rockland Township Fire Marshall.
- At the February 11, 2020 Board of Supervisors meeting, the Board approved the following waivers (as recommended by the PC): Section 4:205.H (traffic impact study), Section 4:205.J (hydrogeological impact study), Section 5.966.b.5 (curb at parking islands), Section 6:209 (monuments at all lot corners), Section 6:211.A (street lights along existing streets abutting the development).
- At the February 11, 2020 Board of Supervisors meeting, the Board approved the Hogan Learning Academy Preliminary Land Development Plan (as recommended by the PC) contingent upon the cistern issue being addressed by the time of Final Plan Phase 2.
- On February 14, 2020, the Township's Building Code Official confirmed that a cistern would not be required for the proposed school addition.
- On February 24, 2020, Brian Boyer from Boyer Engineering provided an update advising that he is still awaiting E&S and NPDES approval before submitting the Final Plan Phase 1, but PennDOT approval was received.

Zoning Ordinance Review/Amendment Project Update – Attorney Jim Smith had no updates for review/discussion this month. Township officials agreed to continue to review and discuss the draft Zoning Ordinance at next month's meeting to be held on March 31, 2020.

NEW BUSINESS

Smoke-Mine Minor Subdivision (Annexation) Final Plan – Smoketown Road/Mine Road/Cider Mill Road – This plan proposes a combination of consolidation and annexation of four existing lots/parcels to result in two lots. The plan proposes to annex portions of the existing parcels fronting Cider Mill Road (12 Cider Mill Road, owned by the William B. Weaver Revocable Trust) to the existing Lots 1 and Lot 2. Lot 1 is located at 33 Mine Road. Lot 2 is located at 43 Smoketown Road. There is no development currently proposed on the resulting Lots 1 and 2. Information submitted for review included the following items prepared by Berks Surveying & Engineering, Inc.:

- Smoke-Mine Annexation Final Plan, 2 sheets, dated February 11, 2020
- Subdivision/Land Development Application dated February 11, 2020
- Waiver Request Letter dated February 11, 2020
- Berks County Planning Commission Subdivision & Land Development Application dated February 11, 2020
- Property deeds for all properties included on plan

On a motion by Richard Mazich, seconded by William Mc Fadden, the Smoke-Mine Minor Subdivision (Annexation) Final Plan was officially accepted for Township review. There was no public comment. All were in favor. Motion carried. Mr. Daniel Graybill, Jr. from Berks Surveying & Engineering, Inc. was present and discussed the Township Engineer's review letter dated February 24, 2020 with the Planning Commission. All items (regarding Zoning Ordinance conformance, Subdivision & Land Development Ordinance conformance and Stormwater Management Ordinance conformance) were discussed. Mr. Graybill informed the Planning Commission that he would revise the February 11th Waiver Letter and resubmit it to the Township for future consideration. After a lengthy discussion concerning street monuments and lot corner monuments, Mr. Graybill agreed to set a new monument at the intersection of Smoketown Road and Cider Mill Road, and Berks Surveying & Engineering will attempt to locate existing property markers (including property markers for lots created via the FMF Subdivision across the street) and will update the waiver letter accordingly. After discussion, on a motion by Richard Mazich, seconded by William McFadden, the Smoke-Mine Minor Subdivision (Annexation) Final Plan was tabled until next meeting. There was no public comment. All were in favor. Motion carried.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 8:44PM on a motion by Rick Mazich, seconded by William Fredericks.

Respectfully submitted,

Karen Krall
Secretary