

ROCKLAND TOWNSHIP PLANNING COMMISSION

MEETING MINUTES September 24, 2019

The monthly meeting of the Rockland Township Planning Commission was held on September 24, 2019 beginning at 7:30PM. The following members of the Planning Commission were present: Richard Mazich, William Fredericks, Nathan Roush, and William McFadden. Also in attendance were: Township Solicitor Jim Smith, Township Supervisor David Wartzenuft, Township Supervisor Nathan Ohlinger, Township Engineer Jessica Adams from LTL Consultants, Ltd., and interested citizens.

The meeting was called to order at 7:30PM by Chairman Richard Mazich.

The minutes of the August 27, 2019 Planning Commission meeting were reviewed. On a motion by William McFadden, seconded by Richard Mazich, the minutes of the August 27, 2019 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 – Hogan Learning Academy is proposing to construct a 10,105 square foot building addition to their existing facility at 73 Lyons Road. Other site improvements include an additional 34 parking spaces, on-lot septic, on-lot well and associated stormwater management facilities. The following items were received since last month's meeting:

- Berks County Planning Commission Review Letter dated September 9, 2019
- Township Engineer/LTL Consultants, Ltd. Review Letter dated September 19, 2019

Mr. Brian Boyer with Boyer Engineering was present to discuss the Township Engineer's comments in the 1st Preliminary Plan review letter dated September 19, 2019. Mr. Boyer discussed the Township Engineer's comments pertaining to Zoning Ordinance conformance, Subdivision and Land Development Ordinance conformance and Stormwater Management Ordinance conformance with the Planning Commission members, Township Engineer and Township Solicitor. Mr. Boyer agreed to comply with and/or address all comments. Among a few of the items discussed were as follows:

ZONING ORDINANCE CONFORMANCE:

Section 8.05.2.F & 3.A – The Planning Commission recommended extending the proposed buffer yard along the northern border to the Lyons Road right-of-way. The Planning Commission also discussed the need to provide a buffer along the Lyons Road frontage and ultimately recommended the addition of only one tree along the southeastern border (mainly due to site distance concerns).

Section 8.15 – Lighting plan to be included with next plan submission for review.

Section 8.22.4 – A wetland delineation report will be submitted with the next plan submission.

Section 10.02.12 – The Planning Commission agreed that wheel stops would likely not be necessary.

SUBDIVISION & LAND DEVELOPMENT ORDINANCE CONFORMANCE:

Section 4:205.H – The Planning Commission discussed the need for a Traffic Impact Study and agreed to consider waiving this requirement unless the study would be required as part of the PennDOT Highway Occupancy Permit process.

Section 5:701.E – Township officials agreed to consider the requirement of a cistern or similar containment facility for fire protection purposes after the fire department and fire marshal are provided an opportunity to review the plan and provide input.

Section 5.966.B.5 – No curbing is proposed. Boyer Engineering will submit a waiver request for this requirement, if necessary.

Section 6:208.A.2 – The Planning Commission agreed that three concrete monuments should be required along the street line.

Section 6:211.A – The Planning Commission agreed that street lights would not be required along Lyons Road.

STORMWATER MANAGEMENT ORDINANCE CONFORMANCE:

Section 310.B.1.s – The Planning Commission discussed the fencing requirement(s) for the proposed stormwater basin facility and its proximity of the proposed walking path. Township officials recommended diverting the walking path away from the basin. Mr. Boyer advised that he will discuss fencing around the stormwater basin facility with his client (Hogan Learning Academy).

Zoning Ordinance Review/Amendment Project – Attorney Smith informed the Planning Commission members that he is still working on the wireless telecommunications facilities section. William Fredericks suggested moving forward with review of the final Zoning Ordinance draft, while the wireless telecommunications facilities section is being drafted. After a brief discussion, Attorney Smith agreed to review the final draft of the Zoning Ordinance and update definitions as previously discussed. After Attorney Smith's review, a final draft will be distributed to Township officials for final review and comments. Attorney Smith is hoping to have the final draft of the Zoning Ordinance complete by next month's meeting.

Township officials agreed to continue to review and discuss the draft Zoning Ordinance at next month's meeting to be held on October 29, 2019.

NEW BUSINESS

There was no new business.

PUBLIC COMMENT

There was no public comment.

There being no further business, the meeting was adjourned at 9:14PM on a motion by William Fredericks, seconded by William McFadden.

Respectfully submitted,

Karen Krall
Secretary