

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, APRIL 26, 2018, 7:30 PM**

CALL TO ORDER by Chair Todd at 7:35 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	TONY SHERR	[X]
	DOUG ROTONDO	[X]
	MICHELLE GREENAWALT	[X]
	MICHAEL HOLSONBACK	[X]

1. March 22, 2018 Meeting Minutes – Mr. Sherr motioned to approve the March 22, 2018 Meeting Minutes as presented, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
2. Sparango Construction (LD 2016-05) – Joe Estock, Engineer for the Applicant, provided an overview of an eight-lot subdivision on Berks Road.

Mr. Estock reviewed proposed waiver requests. Mr. Estock stated the Applicant will withdraw the waiver requests for the use of HDPE piping in the public rights-of-way, existing tree survey and tree replacement.

Mr. Rotondo commented on the proposed flag lot.

Mr. Sherr commented on Belgian block curbing. Joe Nolan, Township Engineer, commented on the cost to maintain this curbing type.

Chair Todd commented on proposed widths of corner lots.

Mr. Sherr commented on soil permeability testing. Mr. Estock stated the Applicant will provide this testing prior to Final Plan submission. Mr. Nolan commented on the potential impact to the stormwater management system design, and the overall plan of subdivision, if the testing finds poor soils.

There was general discussion regarding sanitary sewage planning and design completed to date. Mr. Nolan noted the Applicant has not yet discussed with the Township how the proposed subdivision would connect to the Township-owned sanitary sewer system.

It was the consensus of the Members to require the Applicant to conduct required soil permeability tests, and to provide additional sanitary sewer information, and to return to the Planning Commission at a future meeting.

3. Whitehall Estates (LD 2018-01) – Carl Weiner, Attorney for the Applicant, provided an overview of a 39-unit subdivision at Whitehall Road and Potshop Road.

Rolph Graf, Engineer for the Applicant, commented on outside approvals received since the plan was granted preliminary approval in November 2016, including the issuance of a Highway Occupancy Permit by the Pennsylvania Department of Transportation and the approval of the Planning Module by the Pennsylvania Department of Environmental Protection. Mr. Graf noted the Part II permit, for the pumping station, is to be received.

Chair Todd commented on the extension of the trail from the open space to be dedicated to the Township to Potshop Road. Mr. Graf stated this may require some landscaping to be shifted, and he noted Property Owner consent would be needed.

Mr. Sherr commented on open spaces and stormwater management facilities to be dedicated to the Township. Mr. Graf noted the Applicant will provide a contribution in lieu of stormwater basin management to the Township, in an amount to be calculated by the Township Engineer.

Mr. Rotondo commented on guarding against the future subdivision of the farm lot, in specific that the Township utilize a conservation easement instead of a deed restriction.

Mr. Rotondo commented on the preservation of a farmhouse barn sited at the location of one of the two proposed roadways.

Mr. Sherr motioned to recommend the Board of Supervisors grant Final Plan Approval for Whitehall Estates, conditioned on (1) the Applicant complying with all standing review letters, (2) the Township Solicitor reviewing the manner by which the farm lot is restricted against future subdivision, and (3), the Applicant providing a trail easement from the open space to be dedicated to the Township to Potshop Road, second by Mr. Holsonback.

Jim Mollick, Worcester, commented on Planning Commission reviews and approvals for the Whitehall Estates and Sparango Construction applications. Bill Goulding, Worcester, commented on the Whitehall Estates sanitary sewer connection to the Aqua-owned wastewater treatment system at Stony Creek Farms, and the developer walking the affected grounds with representatives for Stony Creek Farms in advance of construction.

The motion was approved, Mr. Rotondo abstaining and all other Members voting aye.

Dr. Mollick commented on the validity of Mr. Rotondo's abstention from voting.

4. Ordinance 2018-276 – Mr. Ryan provided an overview of a proposed ordinance to amend Township Code sign regulations to comply with the US Supreme Court's *Reed* decision.

Mr. Ryan noted Mr. Sheer had suggested a revision to the temporary sign definition, and the Township Solicitor was agreeable to this revision.

Mr. Sherr motioned to recommend the Board of Supervisors approve Ordinance 2018-276, amending the Township Code signage regulations, second by Ms. Greenawalt. There was no public comment. By unanimous vote the motion was approved.

5. Ordinance 2018-277 – Mr. Ryan provided an overview of a proposed “clean-up” ordinance to amend various sections of the Township Code.

Chair Todd commented on proposed driveway pillar regulations.

Ms. Greenawalt motioned to recommend the Board of Supervisors approve Ordinance 2018-277, amending various sections of the Township Code, second by Mr. Holsonback.

Dr. Mollick commented on deck encroachments into a setback, and on compliance with the Township Code and approved plans.

By unanimous vote the motion was approved.

6. May 24 Planning Commission Meeting Agenda – At its May 24 meeting the Planning Commission may review the 2044 Berks Road subdivision (LD 2016-05), if a revised plan is received by the Township, or if a review period extension is not received, and the Planning Commission may review the Palmer subdivision (LD 2017-01), if a revised plan is received by the Township. The Planning Commission will also review the proposed Center Point Village Ordinance.
7. Other Business – There was no additional business discussed at this evening’s meeting.

PUBLIC COMMENT

- Dr. Mollick commented on the validity of Mr. Rotondo’s abstention from voting on the Whitehall Estate Final Plan, political contributions made by the Whitehall Estates developer, Planning Commission reviews and approvals for the Whitehall Estates and Sparango Construction applications, volunteer qualifications, and by-right land development plans.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Todd adjourned the meeting at 8:44 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager