

Reading Township Planning Commission
Regular meeting
August 3, 2020

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:30 p.m. by Chairman John Biese. Planning Commission members in attendance were Bill Bowen, Alicia Wooters, Gerald Shank with Chairman Biese presiding.

Others in attendance included Attorney Susan J. Smith, Solicitor; Township Engineer Virginia Thornton P.E., of Gannett Fleming, Inc.; Andrew Merkel, ACOPD, Clark Craumer, of Clark P. Craumer, LLC and Jason Phillips.

The Planning Commission meeting was held in consideration of COVID-19 mitigation guidelines. Fewer than 10 people were present, social distancing of six feet was in place, face masks, hand sanitizer and disinfected wipes were available to all attendees.

MINUTES

The July 6, 2020 minutes were approved as written on a motion by Mr. Shank and a second by Mr. Bowen motion carried unanimously.

PUBLIC COMMENT

There were no public comments.

SUBDIVISION & LAND DEVELOPMENT

2017 Lemmon Trust FBO ELL

Carlisle Pike
Subdivision Plan

Brehm-Lebo Engineering did not appear on this plan due to revised plans being submitted on Thursday, July 30, 2020.

Jeffrey and Deborah Seibert

SALD # 2015-08

Nell Road
East Berlin, PA 17316
Subdivision Plan

Clark Craumer discussed with the members of the Planning Commission the treatment facility, waiver of time limitations, sewage treatment, and spray irrigation system that are no longer being used.

DRAWING NOTE QUESTIONS/COMMENTS:

Note 9 - Question: How will the Township control the no. bedrooms? Bedrooms will be controlled by the treatment plant capability.

Note 10 – Note changed to add no further subdivision of Lot 1.

Comment: Lot 1 perc sites are missing

Chairman Biese and Attorney Susan Smith discussed with Clark Craumer the identification of separate lots as “estate lots,” No. 1 & 6.

The Township will need a copy of the DEP planning module C31928.

Attorney Susan Smith would like clarification on the sewer, access and wastewater easements. A written version of the easements is provided in the Homeowner’s agreement. Clark Craumer will submit an agreement to the Township.

Chairman Biese would like to know who is responsible for the operation of the treatment plant during the build out: homeowner, or developer? Mr. Craumer indicated it was documented in the homeowners’ agreement.

The Planning Commission discussed issues regarding: a fence, back-up generator, gas pipeline, adjacent property owners, storm water management plans, and bonding of property will need adjusted, road improvement fees, and security measures.

Attorney Susan Smith and Andrew Merkel, ACOPD discussed the information provided to the buyer of the property and their responsibilities.

Wetlands were addressed with Virginia Thornton and Clark Craumer.

Clark Craumer was informed the deadline for September 9, 2020 Planning Commission meeting is August 18, 2020. Clark Craumer will send Susan Smith the required documents for review. Gannett Fleming, Inc. will provide a review letter.

On a motion by Mr. Bowen, second by Mr. Shank, and unanimously carried; was made to Table the plan.

ZONING HEARING

There are no Zoning Hearing Board applications at this time.

MISCELLANEOUS

Hampton Heights is beginning Phase IV. Virginia Thornton P.E., of Gannett Fleming, Inc. indicated the O & M agreement will be sent with the As-Built plan for future projects.

PUBLIC COMMENT

Susan Smith, Solicitor, discussed a case involving a Landowner that appealed the decision of the Board of Supervisors.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:05 p.m. on a motion by Mr. Bowen, seconded by Ms. Wooters; motion carried unanimously.

Respectfully submitted,

Karen Mathna
Administrative Assistant