

Bern Township Planning Commission Meeting of June 11, 2024

Present: Planning Commission: James Dailey, James Rumbaugh, James Colflesh, Michael Werley and Steve Tricarico.

Also attending: Mr. Keith Mooney, Solicitor; Mr. Kent Morey, Spotts, Stevens & McCoy.

Mr. James Dailey called the meeting to order at 7:30 p.m.

Acceptance of Minutes

Mr. Tricarico made a motion to approve the May 14, 2024, meeting minutes with the motion corrections; Mr. Werley seconded. All in favor. Motion carried.

Public Comment

None.

Subdivision and Land Development Plan

Lookout-7 Lot Minor Subdivision

Mr. Chuck Frantz from C2C Designs provided a brief overview of the plan. The June 7, 2024, SSM review letter was discussed. Mr. Werley referenced comment 1 and asked whose responsibility it would be to pave the driveways. Mr. Morey stated the homeowners.

Mr. Morey mentioned Mr. Frantz should request a plan scale waiver for comment 4. Mr. Morey will discuss comments 10 and 12 with Mr. Potts.

Mr. Frantz stated that there will be a fee-in-lieu of common open space.

Mr. Tricarico referenced comment 13 and asked if the Planning Modules needed to be approved prior to the Planning Commission recommending approval of the plan to the Board. Mr. Morey stated no.

Mr. Morey mentioned comment 16 and stated the metal markers should be placed prior to the final plan recording and if they are not a note needs to be placed on the plan stating they shall be placed prior to the sale of any lots.

Mr. Moery stated that a note needs to be on the plan stating that each lot will be required to obtain a stormwater management permit prior to construction.

Mr. Werley expressed concerns about Lot 5 and the pipeline with regards to easements.

Mr. Tricarico referenced comment 14 and asked when it will be checked again. Mr. Morey stated it will depend on what Mr. Frantz produces. Mr. Morey also mentioned the Township will not look favorably on culverts at the end of driveways in the right-of-way.

Mr. Tricarico referenced comment 8. Discussion was held on steep slopes with regards to retaining walls and grading. Mr. Morey asked Mr. Frantz if any of the lots were close to minimum footage because steep slopes could affect those lots. Mr. Frantz stated lots 2,3, and 4 are close to the minimum required footage.

Mr. Bud Reitnouer asked about the top portion of the hill that abuts his property and how far the new lots will come up. Mr. Frantz stated the new lots are closer to Rickenbach Road. Mr. Reitnouer asked what size homes will be built on the lots. Mr. Frantz stated he was not sure since there is currently no end user.

Reitnouer 3 Lot Minor Subdivision

Mr. Gregg Bogia from Bogia Engineering and Mr. Bud Reitnouer, landowner, were present representing the plan.

Mr. Morey provided a breakdown of the separate subdivision plans and mentioned that he did not feel the Reitnouer 3 Lot Subdivision plan could be approved until after the 2 Lot Subdivision Plan, which previously received conditional approval by the Board, was recorded. Atty. Mooney stated that since the 2 Lot Subdivision Plan has the note referring to the required roadway improvements the end user will bear the responsibility not the 3 Lot Subdivision.

Mr. Bogia requested a waiver for Section 154-24.A(12). Mr. Tricarico made a motion to recommend that the Board of Supervisors grants the requested waiver; Mr. Colflesh seconded. All. In favor. Motion carried.

Mr. Bogia requested a waiver for Section 152-8.K, 154-32.C. Mr. Werley made a motion to recommend that the Board of Supervisors grant the requested waiver; Mr. Tricarico seconded. All. In favor. Motion carried.

The June 7, 2024, SSM review letter was discussed. Mr. Morey referenced the variance that was granted by the Zoning Hearing Board and the riparian buffer zones. Mr. Morey stated a note needed to be added to the plan. Mr. Bogia will comply.

Mr. Morey expressed concerns on lot access with regards to culverts, stream crossing and DEP permits because the developer wants the homeowners to be responsible for obtaining the permits. Atty. Mooney stated that a note needs to be on the plan stating this.

Atty. Mooney also stated a note needed to be placed on the plan stating the houses and driveways on the plan are for representation purposes only.

Atty. Mooney stated that a note needs to be on the plan that DEP permits will be obtained and approved prior to any building permits being issued.

Comments 13 and 17 were discussed.

Mr. Werley asked who would be responsible for the retention ponds. Mr. Morey stated that it would be the homeowners.

Solicitor

No additional comment.

Adjournment

Mr. Werley made a motion to amend the May 21, 2024, minutes by adding a resident comment from Beverly Miller. Mrs. Miller asked Penske representative Jason Herr if he would like something like the Penske Truck Repair and Collision Center built across from his home. Mr. Herr responded no. Mr. Colflesh seconded. YES: Mr. Werley, Tricarico, Mr. Colflesh and Mr. Rumbaugh. NO: Mr. Dailey. Motion carried.

Mr. Tricarico made a motion to adjourn at 8:17 p.m.; Mr. Colflesh seconded. All in favor. Motion carried.