

Bern Township Planning Commission Meeting of September 10, 2024

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

Also attending: Mr. Keith Mooney, Solicitor; Mr. Kent Morey, Spotts, Stevens & McCoy; Mr. Elliot Leomporra from C2C Engineering; Mr. Sean Yentsch & Mr. Jon Wiltanger, Penske; Mr. Aristides Otero, Wilkinson/Apex Engineering Inc.

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

Acceptance of Minutes

Mr. Werley made a motion to approve the July 9, 2024, meeting minutes; Mr. Tricarico seconded. All in favor. Motion carried.

Public Comment

Several residents voiced concerns about the Penske Truck and Collision Center plan. The concerns included screening (existing and proposed), noise, light, pollution and depreciation of their property values.

Subdivision and Land Development Plans

Lookout Subdivision

Mr. Morey noted that the items in the SSM review of September 5, 2024 review letter were either relatively simple items / revisions to the plans and/or action by others. Mr. Leomporra indicated that the applicant /engineer will resolve or have resolved the issues noted. Mr. Tricarico made a motion to recommend approval of the plan subject to the SSM review of September 5, 2024 review. Mr. Colflesh seconded the motion. Motion carried.

Penske Truck Collision & Repair Center

A waiver of Section 154-30.l(2)(f) to not require a Hydrogeological Impact Study was requested. Mr. Werley made a motion to recommend to the Board of Supervisors to approve the waiver request, 2nd by Mr. Rumbaugh. All in Favor. Motion Carried.

A waiver of Section 154-30.l(2)(g) to allow disturbance of steep slopes was requested. Mr. Tricarico made a motion to recommend to the Board of Supervisors to approve the waiver request, 2nd by Mr. Werley. All in Favor. Motion Carried.

The following primary issues were discussed:

Landscaping – Buffers and how they will meet the ordinance requirements. If any of the existing buffer along the southern/western boundary will be affected as well as providing a proper buffer without planting trees on the stormwater management berm. This discussion was primarily based on comments 3, 6, 10, 11 and 12 of the September 6th review.

Site models showing the impact on adjoining properties were discussed and noted as being required per the zoning. It was noted that these are different than the “architectural views” already submitted.

Further discussion ensued regarding noise. Mr. Yentsch noted that this is a 24/5 operation. Mr. Colflesh noted that Penske may want to consider using sensors to keep doors closed and thus reduce noise.

Brian Potts noted that he would have this before the Board of Supervisors to assign this project to BTMA.

Stormwater was discussed. More specifically, the flooding from this site all the way to Pa Route 183 will need to be evaluated.

It was noted that the proposed design for the intersection of Stinson Dr. and Faller Lane will need major changes. As noted by Solicitor Mooney, the applicant/design engineer should be aware that any proposed work that is within areas that are were to be turn back to property owners as a result of the previous subdivision plan may require that they obtain an easement from that property owner.

Solicitor

No Comment

Adjournment

Mr. Colflesh made a motion to adjourn at approximately 9:00 PM; Mr. Werley seconded. All in favor. Motion carried.