

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING JUNE 2, 2025**

ATTENDANCE

Planning Commission: Gibson Excused Hand _____ Dietrich _____ Leonti _____
Morey _____ Potochnik _____ Keffer _____
(Alt.) Herr _____ (Alt.) Wolesslagle _____ (Alt.) Zielaskowski _____
Others: Solicitor _____ Manager _____ Engineer _____ Secretary _____

Call to Order and Pledge to the Flag.

NOTICE:

Public comment will be accepted in person. Please include your first name, last name and address for all comments. Any comments without a name or address will not be considered. To accommodate as many people as possible, we request that each person's comments be limited to 3 minutes. The meeting comment period is limited to a total of 60 minutes. This time period may be extended at the discretion of the Planning Commission. While public comments will be given due consideration, immediate responses will be done at the discretion of the Planning Commission.

PUBLIC

APPROVE MINUTES

May 5, 2025

PLANS

2022- 06 MORGANTOWN COMMERCE PARK (NORTHPOINT)

EXPIRATION DATE – BY STIPULATION

(Preliminary/Final) Owners: Route 10 Realty, LLC/NorthPoint Development, LLC;
Agent: Schlouch, Inc., Michael Hartman; Location: Morgantown Road and Freemansville
Road; Plan No. 21403110; Proposal Summary: Construction of a large warehouse

This plan is listed for tracking purposes and will not be discussed at this meeting.

2025-02 719 OLD LANCASTER PIKE (LIGHTPATH)

EXPIRATION DATE 8/30/2025

(Preliminary/Final Plan) Equitable Owners: Cablevision Lightpath and J&A Court LLC;
Agent: Bogia Engineering Inc.; Location: 719 Old Lancaster Pike; Parcel ID# 39-
438512850532; Project No. 2025-020; Proposed Summary: Construction of an 8000 ft²
+/- public utility building as well as associated improvements served by on-lot water and
public sewer. This parcel is located in the HC - Highway Commercial zoning district.

- a) Preliminary/Final Plan submitted by Bogia Engineering, Inc., dated 4/22/25
- b) Review Letter from GVC, dated 5/29/25
- c) Stormwater Management Report by Bogia Engineering, Inc., dated 5/07/25
- d) Impact Assessments from Bogia Engineering, Inc., received 5/09/25

2025-03 MISSIONARY SISTERS OF THE PRECIOUS BLOOD-EXTENSION
EXPIRATION DATE 8/30/25

(Preliminary Plan) Owners: Missionary Sisters of the Precious Blood; Agent: John Hoffert, P.L.S. of John Hoffert Surveying; Location: 1094 Welsh Road; Parcel ID# 39-439516749720; Plan No. D-24-10-1; Proposed Summary: Construction of 24-unit religious retreat facility served by public water and public sewer. This parcel is located in the RC- Rural Conservation zoning district. ZHB relief was granted on 1/23/2024.

- a) Preliminary Plan submitted by John Hoffert Surveying, dated 2/20/24
- b) Review Letter from GVC, dated 5/27/25
- c) PCSM Report by Kraft Municipal Group, dated 4/07/25
- d) John Paul II Center- flow & pressure projections, dated 8/27/2015
- e) Hydrant Flow Report- John Paul II Center, dated 2016
- f) Proposed Site Lighting by Martarano Engineering, Inc., dated 10/15/24
- g) ZHB App. No. 810 written decision, dated 1/23/24

OTHER BUSINESS

A.) Informal discussion and land development waiver requests – consider application forms and process

CORRESPONDENCE

A.) BCPC- receipt of Habitat for Humanity plan for 8 new affordable homes on the site of the decommissioned Mohnton pool, dated 5/22/25

B.) BCPC review for Wingate Terrace for 32 single-family detached residential lots in Kenhorst Borough, off of High Blvd near Ken-Grill Pool, along with annexation of 3 non-building lots A,B, and C, dated 5/22/25 – one lot in Cumru Twp near High Blvd Bridge

(Note: Wingate Terrace was originally submitted in 2003 and withdrawn several years later. This is a re-submission. In 2021, Cumru Twp deferred review except for sewer and stormwater.)

ADJOURNMENT