

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING NOVEMBER 4, 2024**

ATTENDANCE

Planning Commission: Gibson _____ Hand _____ Dietrich _____ Leonti _____
Meek _____ Morey _____ Potochnik _____ (Alt.) Micale _____
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

October 7, 2024

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.

2024-01 OLD HICKORY BUILDINGS, LLC EXPIRATION DATE 12/31/2024

(Preliminary Plan) Owner: OHB Properties LLC; Agent: Bogia Engineering Inc.;;
Location: Along Morgantown Rd. (SR10); Parcel ID# 39-531403140411; Project No.
2022-011; Proposed Summary: Subdivide this parcel into 2 lots served by public water
and on-lot sewer. This parcel is located in Cumru Township and Robeson Township so it
will need review and approval by both municipalities.

- a) Revised Preliminary plan submitted by Bogia Engineering, Inc., date unchanged
- b) Environmental Impact Assessment Statement (no date)
- c) Utility Impact Assessment Report (no date)
- d) BEI response letter to GVC Review Letter from 2/02/24, dated 10/14/24
- e) Revised Review Letter from GVC, dated 11/01/24
- f) Will Serve Letter from Aqua America, dated 7/26/24

- g) Will Serve letter from Met-Ed, dated 7/05/24
- h) Traffic Impact Assessment by Bogia Engineering, Inc., dated September 2024
- i) Stormwater Management Report by Bogia Engineering, Inc., dated 9/20/24
- j) ZHB Application #820 decision, dated 10/22/24

2024-07 1119 N LLC

EXPIRATION DATE - 12/08/2024

(Preliminary/Final) Owner: Stan Pilat-1119 N LLC; Agent: John Hoffert Surveying; Location: 285 Wyomissing Rd.; Parcel ID#39439517014052; Plan No. D-24-66-1; Proposed summary: Proposed expansion of the mini-mall building, not utilizing public water or sewer facilities. ZHB approved relief with conditions on 7/26/22.

- 1) Preliminary/Final plans from John Hoffert, dated 8/15/24
- 2) Cumru Application, received 8/19/24
- 3) BCPC Application, received 8/19/24
- 4) Revised GVC Review letter, dated 10/31/24
- 5) ZHB application #790 & decision dated 7/26/22

2024-08 1917 CEDAR TOP LLC MINOR SUBDIVISION

EXPIRATION DATE 2/02/2025

(Final Minor) Owner: 1917 Cedar Top LLC-John McRae and Janet McRae; Agent: John Hoffert Surveying; Location: 1917 Cedar Top Rd.; Parcel ID#39439519622268; Plan No. D-24-86-1; Proposed Summary: Minor 2-lot subdivision. Existing and proposed residue lot use is a single-family detached dwelling with on-lot water and newly connected public sewer. Proposed Lot 1 use is a future single-family detached dwelling with on-lot water and public sewer.

- 1) Revised Final Minor Subdivision plan from John Hoffert, dated 10/22/24
- 2) Cumru Application, received 10/15/24
- 3) BCPC review letter, dated 10/31/24
- 4) GVC review letter, dated 10/31/24

INFORMAL PLANS

A.) East Pointe Industrial Park – Brian Cuccaro – possible subdivision of Lot 1

Owners: Navy Yard Enterprises, LLC (New Castle Landscaping); Location: 1 East Pointe Dr.; Proposed Summary: Subdivide the parcel to annex part to 3 East Pointe Dr. and sell the residual lot.

- 1) New Castle Lawn & Landscaping -preliminary phase 1 revised drawing, dated 8/28/24
- 2) Received waiver of land development for phase 1 from BOC as recommended by PC on 6/18/24 as follows:

ON MOTION OF MR. DONNELL, SECOND OF MR. BATDORF, A UNANIMOUS VOTE APPROVING A WAIVER OF LAND DEVELOPMENT FOR 2024-03 NEW CASTLE LAWN AND LANDSCAPING PHASE I TO CONSIST OF:

- 1) *CONSTRUCT AN ACCESS DRIVEWAY THROUGH THE PROPERTY TO CONNECT EAST POINTE DR. TO THE REAR OF 3 EAST POINTE DR.,*
 - 2) *CREATE AT LEAST 8 CREW PARKING SPACES, AND*
 - 3) *INCLUDE A STORMWATER MANAGEMENT AREA FOR THE ACCESS DRIVEWAY.*
- THIS APPROVAL IS SUBJECT TO THE UNDERSTANDING THAT A FULL LAND DEVELOPMENT PLAN WILL BE REQUIRED FOR PHASE 2.*

B.) 120 Ardmore Ave. Subdivision

Owner: Jose Bisono; Agent: JJ's Custom Builders-Bob Porterfield, PM;

Location: 120 Ardmore Avenue; Parcel ID#39439505082384; Proposed Summary: build two semi-detached homes with a zero-lot line. The units will utilize public water and sewer.

- 1) Proposed sketches
- 2) Since the proposal is to utilize a pre-existing approved lot line for the zero-lot line, is subdivision required?

OTHER BUSINESS

A.) Zoning Ordinance and SALDO – proposed text amendment drafts for review

- 1) Proposed SALDO amendment
- 2) Proposed Zoning Ordinance amendment
- 3) Board of Commissioners has tentatively rescheduled the Public Hearings to begin at 6:00 p.m. on January 21, 2025
- 4) BCPC reviews
- 5) GVC review

B.) Economic Steering Committee- consider appointing a Planning Commission member

- 1) Proposed 9-member Economic Steering Committee to work with Delta Development
- 2) Board of Commissioners requests one Planning Commission representative

ADJOURNMENT