

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING DECEMBER 2, 2024**

ATTENDANCE

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

November 4, 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

(Final 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) Final plan submitted by Bogia Engineering, Inc., revised based on GVC 11/01/24 review letter
- b) BEI response letter to GVC Review Letter from 11/01/24, dated 11/07/24
- c) Final Plan Review Letter from GVC, dated 11/25/24
- d) SEO septic system comments, dated 11/25/24

2024-08 1917 CEDAR TOP RD. 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 11/05/24
- 2) GVC review letter, dated 10/31/24
- 3) John Hoffert responses to GVC review letter from 10/31/24, dated 11/27/24

INFORMAL PLANS

- A.) 812 Cameron St. – proposed addition of a second dwelling on the property
Owners: Joseph and Kelly Korejwo; Location; 812 Cameron St.; Property ID#39530510455982; Proposed Summary: Place a modular home in the rear of the 0.49-acre property to be serviced by public water and sewer.
- 1) Google map view of the property showing existing conditions and proposed placement of modular home.
 - 2) Drawing showing approximate dimensions
 - 3) Modular Home specifications

OTHER BUSINESS

- A.) Zoning Ordinance and SALDO – proposed text amendment drafts for review
- 1) Proposed SALDO amendment
 - 2) Revised 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
 - 6) GVC comments on Solar

ADJOURNMENT