

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING FEBRUARY 5, 2024**

ATTENDANCE

Planning Commission: Gibson _____ Hand _____ Dietrich _____
 Klahr Excused Meek _____ Scharff Excused Potochnik _____
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

January 8, 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.

2023-11 GRINGS HILL BUSINESS PARK, LLC

(Preliminary) Equitable Owner: Grings Hill Business Park, LLC; Agent: Benchmark
Civil Engineering Services, Inc.- Paul A. Szewczak; Location: Grings Hill Rd. at SR222;
Parcel ID# 39-438515525856, 39-438515523932, and 39-438519612834; Plan
No.880001; Proposal Summary: Annexation and resubdivision for proposed land
development of 2 industrial buildings with public water and public sewer. Preliminary
plan approval with conditions on 12/19/2023.

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

2023 – 09 WEISE SUBDIVISION

(Final Minor Plan) Owners: Bryan E. Weise & Heather C. Weise; Agent: John Hoffert Surveying, Inc.; Location: 878 Freemansville Rd.; Parcel ID# 39-530504617460; Plan No. D-23-87-1; Proposal Summary: Subdivide 1 lot into 2 lots (existing residue and Lot1). The revised plan changed the rear building setback line to 100 ft. instead of 50 ft. and added an associated note for Lot 1. Additional review was not needed.

- a) Revised Final Minor Subdivision plan submitted by John W. Hoffert P.L.S., Ltd., dated 1/11/24

2023 – 13 IMPERIAL VIEW II SUBDIVISION-2023

EXPIRATION DATE 3/15/2024

(Preliminary/Final) Owner: William B. Whitman; Agent: John Hoffert Surveying, Inc.; Location: Imperial Dr.; Parcel ID# 39-530403219328; Plan No. D-23-95-01; Proposed Summary: Subdivide the parcel into 3 lots for single-family detached dwellings utilizing on-lot sewer and on-lot water facilities.

- a) Preliminary/Final Subdivision plan submitted by John W. Hoffert P.L.S., Ltd., dated 11/07/23 (rec. 12/15/23).
- b) Cumru Township SALDO application, dated 11/14/23 (rec. 12/15/23).
- c) BCPC review letter, dated 1/12/24.
- d) Review Letter from GVC, dated 2/02/24.

2023 – 14 201 HUNTERS RD. ANNEXATION/FINAL SUBDIVISION

EXPIRATION DATE 3/19/2024

(Final Plan) Owner: Susan E. Morey; Agent: Bradford R. Grauel PLS, OTM, LLC; Location: 201 Hunters Rd.; Parcel ID# 39-439402580556; Project No. 23-086; Proposed Summary: Subdivide the parcel into 2 lots. Lot 2 to be annexed to adjoining lands of Susan E. Morey, not to be considered a separate nor individual building lot and to be joined in common deed.

- a) Final plan submitted by Bradford R. Grauel PLS, dated 12/14/23 (rec. 12/20/23)
- b) Cumru Township SALDO application, dated 12/15/23 (rec. 12/20/23).
- c) BCPC review letter, dated 1/17/24.
- d) Review Letter from GVC, dated 2/02/24.
- e) Waiver Request letter, dated 12/18/23

2024-01 OLD HICKORY BUILDINGS, LLC

EXPIRATION DATE 5/04/2024

(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) Preliminary plan submitted by Bogia Engineering, Inc., dated 01/09/24
- b) Cumru Township SALDO application, dated 1/12/ 24
- c) BCPC review letter (Robeson Township), dated 1/25/24

- d) Review Letter from GVC, dated 2/02/24
- e) Review Letter from Kraft Municipal Group (Robeson Township), dated 1/24/24
- f) On-lot Sewage Review from Warmkessel Environmental, Inc., dated 1/23/24
- g) Traffic Impact Assessment by Bogia Engineering, Inc., dated December 2023
- h) Stormwater Management Report by Bogia Engineering, Inc., dated 1/11/24

ADJOURNMENT