

SCHUYLKILL TOWNSHIP PLANNING COMMISSION MEETING

JULY 19, 2023, 7:30PM

MEETING MINUTES

Curt English called the meeting to order at 7:35pm. Members in attendance were Michael Bauer, Peter Bigelow, Barbara Cohen, Michael Pellegrino. Absent members were Andrew Jacob, David Demey and alternates Tom Gresko and Michael Walker. Paul Boettinger, Township Engineer, and Laurie Getz, Township Manager were in attendance.

B. Cohen made the motion to approve the minutes from the June 21, 2023 meeting. M. Pellegrino seconded. P. Bigelow abstained from the vote as he was not in attendance of the June meeting. Minutes were approved.

Reeves Property/Sedgley Farm/Pohlig Builders

Todd Pohlig, Jeremy Maziarz, Wayne Leighton and John Snyder, Esq., were in attendance to present revisions to the Sedgley Farms plan based on the last planning commission meetings concerns. J. Snyder advised the commission that he had met with Bill Brennan, Township Solicitor, to review legal issues and he will go through what they had discussed. P. Bigelow asked if these revisions are responding the review that C. English provided or the review by the engineer, P. Boettinger. T. Pohlig advised they are responding the review provided by C. English at the prior meeting. P. Bigelow advised these items were from C. English, not the Commission as a whole. T. Pohlig advised he met with residents of Dorchester Way regarding the stormwater issues, and AQUA regarding their concerns. Revisions to the outlets have been made to accommodate AQUA's requests and they will be providing access easements to AQUA. M. Bauer questioned how the access will be restricted from the East Philip Drive entrance. T. Pohlig said it will be a cobblestoned entrance with piers at each side with signs stating it is a private development. M. Pellegrino asked how the buffer to the reservoir will be maintained. T. Pohlig stated that there will be deed restrictions, property monuments will be installed, and the HOA will perform annual inspections of the buffer area. M. Pellegrino asked if Pohlig has met with the E. Philip Drive residents. T. Pohlig said no, but he would be happy to meet with them. P. Bigelow advised T. Pohlig that he should meet with the E. Philip Drive residents.

E. Jantzen, resident, felt that this is a done deal and is concerned with flooding, the water supply levels, pesticides, and the Eagles that are nesting there. Feels that 51 homes is too many. M. Pellegrino said there have been no recommendations from this Commission, it is not a done deal. C. English advised previous Planning Commission made a recommendation, the plan stalled, this is now a revised plan that they are working through. They will make a recommendation, and it will then be up to the Board of Supervisors to approve or deny the plan.

L. Bigelow, resident, said the Township should buy the land for open space. J. Snyder said she needs to go to the Board of Supervisors with that concern.

J. Kiernan, resident, asked for a legal interpretation of the E. Philip Drive breakthrough. J. Snyder said that the time limit for the opening of the cul-de-sac by the Township has expired, but not the beneficiaries. P. Boettinger said the Township Solicitor has sent letters to J. Snyder regarding this issue

and to date there has been no response. It is a legal issue being worked on. J. Snyder said they will and have always said they will accommodate the residents on E. Philip Drive.

M. Busia, resident of E. Philip, said they don't want access to the development, they don't want sidewalks, etc., they simply do not want the cul-de-sac opened.

J. Rosenfeld, resident of E. Philip, against opening of the cul de sac. Every resident there bought specifically to be on a cul-de-sac. If Sedgley Farm only had one entrance it would not deter buyers. Questioned if there was a gated access from E. Philip to development, who would maintain it if it breaks? J. Snyder said they are not proposing a gate, it will be a private street, not public.

J. McKnight, resident, against development. It will be a burden on the township and schools, and what does the Township get in return. T. Pohlig said the taxes generated from these homes will benefit the Township and housing is needed.

M. Welding, resident against the breakthrough of the cul-de-sac. Traffic is a huge problem.

J. Snyder advised that they will have revised plans with redlined changes on them submitted to the Township. The Planning Commission deadline to make a recommendation is at their next meeting. M. Pellegrino asked about the environmental issues. C. English said the Township Environmental Advisory Council has provided their review and recommendation separately. J. Snyder said if after the August meeting they still have issues they can hold a special meeting prior to the Board of Supervisors meeting in September. P. Bigelow said the big concern is the E. Philip Drive connection. M. Bauer said that is a legal issue and the Planning Commissions recommendation on that won't matter. The Commission is not meant to design the development, it is zoned for this, and T. Pohlig has been working with the Township on this for many years. M. Bauer said their recommendation can require conditions. P. Bigelow said he hopes the Township will take their recommendation with high regards and not disregard the process. M. Pellegrino feels the E. Philip Drive access could be an emergency access only, P. Bigelow and C. English agreed.

S. Arenshield, resident, said the E. Philip entrance onto Whitehorse road is unsafe.

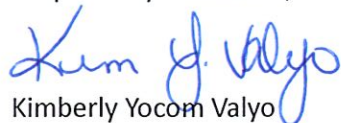
M. Bauer asked if the entrance onto Valley Forge Road could be widened. T. Pohlig said there is no room to widen. J. Snyder said if there is no access onto E. Philip, then the development isn't adhering the Township ordinance on cul-de-sac length.

Discussion ensued with multiple residents asking about traffic, left turns, and traffic signals at the entrances.

With no further business to discuss, B. Cohen made the motion to adjourn at 10:15pm.

Next meeting is August 16, 2023 at 7:30pm.

Respectfully submitted,



Kimberly Yocom Valyo