



# TOWNSHIP OF SPRING PLANNING COMMISSION

**BERKS COUNTY, PA**  
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## MINUTES November 5, 2020

Chairman Gibbs called the Planning Commission meeting to order at 7:00 p.m., on Thursday, November 5, 2020, in the Meeting Room of the Township of Spring Administration Building, 2850 Windmill Road, Cornwall Terrace, Berks County, Pennsylvania. Sarah Ehrlich, Barry Ulrich, Leroy Schannauer, Jeremy Zaborowski, Ron Keating and Brad Weisman. Also present were Dan Becker, Township Solicitor, Jim Moll, Director of Engineering & Planning Services, Tasha Amato, Administrative Assistant, Stephen Bensinger and David Page. Pastor Jeffrey Raffauf, Eugene Orlando Jr., Chris Schubert and R. Simchak, joined the meeting via teleconference.

### MINUTES:

**September 3<sup>rd</sup>, 2020** – A motion was made by Mr. Ulrich, second by Mrs. Ulrich made a motion approving the minutes dated September 3<sup>rd</sup>, 2020. Upon roll call, all members present voted affirmatively, with the exception of Mr. Weisman and Mr. Keating who abstained.

### ZONING APPLICATION:

**AT&T Mobility – Special Exception for Communications Antenna:** (Review letter dated November 3, 2020, attached) Mr. Moll reported the applicant is requesting a Special Exception for the placement of a communications antenna and related equipment on an existing 52-foot high utility pole located within the public street right-of-way of Tulpehocken Road. The current pole is owned by Verizon Pennsylvania, LLC, and is located on the northeast side of Tulpehocken Road, along the frontage of 2075 Tulpehocken and across from the Penn State University residence halls. Mr. Moll also stated the plans do indicate the proposed communications antenna and related equipment will be installed and maintained in accordance with the current applicable codes. The applicant has also stated that the “future Nokia antenna” shown on the detailed drawings are intended to be part of the current application. Mr. Moll stated this should be clearly explained to the Zoning Hearing Board. After further discussion, *motion made by Mr. Keating, second by Mr. Schannauer recommending the Zoning Hearing Board grant the Special Exception for a wireless communications antenna within the public right-of-way. Upon roll call, all members present voted affirmatively.*

### MISCELLANEOUS REQUEST:

**West Lawn United Methodist Church – Alley Closure:** Mr. Moll reported the West Lawn United Methodist Church has requested that the Township consider vacating a portion of the existing alley that passes through their property located on the east side of Woodside Avenue, between Penn Avenue and Noble Street. Said Church property consists of several adjoining parcels, which include the church sanctuary, education center and several parking areas. From Woodside Avenue, the alley passes between the sanctuary and the education center, beneath a canopy that connects both buildings. The alley continues to the east, intersecting a perpendicular alley leading to Noble Street and eventually reaching Telford Avenue. The Church is requesting that the alley be vacated between Woodside Avenue and the perpendicular alley. Church representatives reported on request for alley closure, conceptual designs for future plans and addressed some safety concerns discussed. After further discussion, *motion made by Mr. Keating, second by Mr. Weisman, recommending the Board of Supervisors grant the Church’s request to vacate the indicated portion of the alley. Upon roll call, all members present voted affirmatively.*

**PENDING PLANS**

**Hofmann Tract Apartments – Land Development Plans (Extension of Time):** Mr. Moll stated the Final Plan has a current expiration date of November 19<sup>th</sup>, 2020. Therefore, said plans will need an extension of time. The extension would be the 4<sup>th</sup> extension of time on the Final Plans. Applicant has been notified accordingly and Township is waiting for submittal of request. After further discussion, *motion made by Mr. Schannuer, second by Mr. Keating, recommending the Board of Supervisors grant the extension of time if submitted by Monday, November 9, 2020. If request not received by November 9<sup>th</sup>, 2020 recommendation to Board of Supervisors is to **REJECT FINAL PLANS** in accordance with the Township Engineer’s most recent review letter. Upon roll call, all members present voted affirmatively.*

**3 Meridian Blvd – Final PRD Plans** – Mr. Moll reported applicant is in DEP Planning Module process.

There being no further business, Chairman Gibbs adjourned the meeting at 8:00 p.m.

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Ron Keating, Secretary