Adamstown Borough Planning Commission
Tuesday, February 20, 2024
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, February 20, 2024. Zach Hoffman called the meeting to order at 7:00PM.

Planning Commission Members: Zach Hoffman, Amy Good, Kevin Grant, SherrieAnn Welch-Straus

Others Present: Nathan Pletscher, John Hoffert, Michael Bingham, Randy Good, Sam Toffy

Minutes:
Minutes from the November 21, 2023 Planning Commission meeting were approved with a motion by A. Grant seconded by S. Welch-Straus and carried by a vote of 2-0-1 (K. Grant abstained).

Forino Office Center – On behalf of the Applicant/Owner, John Hoffert addressed the PC members to request waivers from the requirements of the Subdivision and Land Development Ordinance for the following:

- Section 265-13 – Preliminary Plan Application
- Section 165-15 – Final Plan Application

He explained that only a small portion (approximately 1%) of the project falls in Adamstown Borough and no development on Adamstown Borough land is being proposed.

The PC is requesting that the Trip Generation Letter dated 2/14/2024 be revised and resubmitted to Adamstown Borough to include:

- traffic associated with the proposed pole building
- movement of construction trucks/trailers along Jason Avenue at both the entrance to the site as well as at the intersection of Rt. 272
- documentation of potential delays or degradation of current levels of service resulting from vehicles entering/exiting Jason Avenue and/or maintaining through traffic along Rt. 272
- provide analysis information for the intersection at Jason Avenue & Rt. 272 in addition to all approaches to the intersection

Any deficiencies would be required to be addressed to the satisfaction of the Borough.

Prior to and upon completion of site construction, the road condition along Jason Avenue shall be documented. Any damage that occurred shall be repaired by Applicant/Owner as deemed necessary by the Borough. If any damage or deterioration occurs to the section of Jason Avenue located in the Borough within a 3-year period due to the proposed development, the Applicant/Owner shall be responsible for repairing it.

Sidewalks shall be constructed with handicap ramps to Borough standards in specific areas as discussed.

The Borough will have the opportunity to review the Site Lighting Design as well as the Preliminary Land Development & Revision to Plan of Record, specifically the landscaping around the perimeter of the property to ensure adequate screening is provided for residents along Jason Avenue. Any issues the Borough has shall be addressed by the Applicant. A note shall be included on the Land Development Plans.

The waivers along with all conditions will be noted on the Preliminary and Final Land Development & Revision to Plan of Record. The Borough will be provided with copies of those plans prior to approval by ECT, as well as copies of the recorded Plans.

Motioned by A. Good, seconded by K. Grant and unanimously carried to recommend approval of the requested waivers with conditions as noted.

Adjournment:

Motioned by K. Grant, seconded by A. Good and unanimously carried to adjourn. The meeting ended at 8:15PM.

Attested: S. Toffy, Borough Secretary