

MINUTES
PUBLIC WORKS COMMITTEE
JANUARY 2, 2024

The Penn Township Public Works Committee convened on Tuesday, January 2, 2024, meeting at 6:25 p.m., following the Public Safety Committee Meeting. Present were Chairman Baile, Commissioners Berlingo, Brown, Elksnis and Heiland. Also present were Township Manager Ledley, Police Chief Hettinger, Fire Chief Clouser, Township Engineer Bortner, WWTP Superintendent Lank, Zoning Officer Smith, and Township Secretary Sweeney. The following items were discussed:

ANNOUNCEMENTS: There were none.

APPROVAL OF THE MINUTES: The minutes of the December 4, 2023, Public Works Committee meeting were approved as submitted.

CITIZEN'S COMMENTS: There were none.

BONDS: Engineer Bortner recommended setting the bond amount for Paramount Realty Proposed Wawa Food Market and Fueling Station Land Development Plan at \$801,333.23, and after final inspection of Self Storage Plus – 1049 Baltimore Street he recommends reducing the bond amount to \$0. The Committee recommended approving the amounts.

SUBDIVISION AND LAND DEVELOPMENT PLANS: Township Engineer Bortner provided the Committee with a review of the current Subdivision and Land Development Plans. Current Plans are:

- SL17-10 – Mustang Pointe
- SL21-05 – Elsner Engineering Works
- SL22-01 – Water Street Four, LLC
- SL22-10 - 934 Baltimore Street – Cody Bentzel
- SL22-11 – Liberty Restoration & Construction, LLC
- SL22-12 – Holland Construction-100 Blettner Avenue
- SL23-04 – 820 Hershey Heights Road – Small & Rinker
- SL23-05 - Maitland Investment Corporation-630 Westminster Avenue
- SL23-06 – 50 Baugher Drive – Rita Martin
- SL23-07 – WAWA Food Market and Fueling Station
- SL23-08 – 1750 Youngs Road – Jason L & Diana E Shoe

CONSIDER WAIVER REQUEST REGARDING JASON I. & DIANA E. SHOE: The Committee received a request dated December 18, 2023, from Hanover Land Services, Inc. for a waiver to Section 509(a) Lots and Lot Sizes for the Jason L. & Diane E. Shoe Preliminary/Final Subdivision and Land Development Plan. Engineer Bortner reported that the current property is a thirty-acre farm, and the goal is to create a ten-acre and a twenty-acre lot. He does not anticipate any issues as long as it remains two lots. However, if there are any changes beyond that, they would need to

come before the board for further consideration. Commissioner Heiland stated that he would like to have a recommendation from the Planning Commission before reaching a decision.

CONSIDER WAIVER REQUESTS REGARDING MUSTANG POINTE: The Committee received a request, dated October 5, 2023, from James R. Holley & Associates, Inc., for waivers pertaining to the Mustang Pointe Subdivision and Land Development Plan. The requested waivers are for the following: Ordinance 815 – The International Fire Code; Section 503.2.1 Dimensions; Section 503.2.4 Turning Radius; and the Subdivision and Land Development Ordinance – Section 506.e Minimum Distance between the Centerlines of Intersections, Section 508 Blocks, and Section 509.a Lots and Lot Sizes. Commissioner Heiland questioned if they could grant relief from the International Fire Code. He also stated that the Fire Review Board was created for this situation. He has no issues approving as long as the solicitor has reviewed. He also stated that this matter had previously been reviewed by the Planning Commission a significant time ago.

DISCUSS ORDINANCE LIMITING PARKING FOR RECREATIONAL VEHICLES: Commissioner Elksnis reported that the Zoning Officer is currently working on an ordinance regulating the parking of recreational vehicles on the road. There have been complaints about these vehicles obstructing traffic flow and mobility. The proposed ordinance has been submitted to the solicitor for review. Zoning Officer Smith clarified that there will be a seventy-two-hour limit. The Committee will review once comments are received from the solicitor.

MS4 UPDATE: Township Engineer Bortner had nothing current to report.

EXTENSION REQUESTS: Zoning Officer Smith submitted extension request for SL22-12 Holland Construction – 100 Blettner Avenue. The Committee recommended approving the request.

RECREATION: There was nothing to report.

OTHER MATTERS: There were none.

CITIZEN’S COMMENTS REGARDING THE DISCUSSION ITEMS: There were none.

The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Donna M. Sweeney,
Township Secretary