

*MEETING MINUTES OF THE*  
**PLANNING COMMISSION OF**  
**LOWER POTTS GROVE TOWNSHIP**  
**MONTGOMERY COUNTY, PENNSYLVANIA**  
**February 22, 2022**

The Lower Pottsgrove Township Planning Commission held its regularly scheduled meeting on Tuesday, February 22, 2022, at Sunnybrook Ballroom. The meeting was called to order by Chairman, Frank Cebular at 6:30 p.m. and the following were in attendance:

Frank Cebular, Chair  
Scott Fulmer, Vice Chair  
Edward Wagner, Township Manager  
Anthony Cherico  
Michael Levering

Mr. Cebular announced the meeting was being recorded.

**APPROVAL OF MINUTES-**

Mr. Fulmer made a motion to approve the minutes of the January 18, 2022, regularly scheduled meeting of the Lower Pottsgrove Township Planning Commission. Mr. Cherico seconded the motion, and it was unanimously approved. Vote was 4-0 in favor.

**ACCEPTANCE OF NEW APPLICATIONS**

**#2021-05 Randall Taylor 710 White Pine Lane, Annexation Plan Preliminary/Final**

Mr. Cherico made a motion to accept the plan in order to begin the 90-day timeclock 710 White Pine Lane. Mr. Fulmer seconded the motion. The vote was 4-0 in favor.

**SUBDIVISION & LAND DEVELOPMENT PLAN REVIEW**

**#2021-05 Randall Taylor 710 White Pine Lane, Annexation Plan Preliminary/Final, proposal to annex three (3) improved existing single-family residence lots from two (2) unimproved lots within the R-1 Residential District & Preservation Subdivision District Overlay. Plans prepared by Barry Isett & Associates, 85 S. Route 100, Allentown, PA dated 02-09-2022 consisting of one (1) sheet.**

- 1. Township Engineer letter of August 12, 2021**
- 2. Waiver letter of August 16, 2021**
- 3. Zoning Hearing Board Decision dated January 4, 2022**

Mr. Bonenberger, the Planning Commission Engineer, explained the plan is clean and there were only a few items that needed to be added, such as affidavits. Mr. Bonenberger stated the applicant needed to update the plan note with all waivers the applicant is requesting. Mr. Bonenberger stated the applicant does not need a sewage planning module and does not need E&S approval. Mr. Cherico made a motion to approve the waiver letter dated August 16, 2021. The motion was seconded by Mr. Levering. The vote was 4-0 in favor. Mr. Levering then proceeded to make a motion to give preliminary/final approval based on the receipt of information the Engineer stated earlier. Mr. Fulmer seconded the motion. The vote was 4-0 in favor.

**PLANNING & ZONING** –

**Review and Discussion on Component 4A of the Sewage Facilities Planning Module for 1751 Karen Drive.**

Mr. Wagner explained that 1751 Karen Drive is located on the corner of Karen Drive and Pruss Hill Road. 1751 Karen Drive is being subdivided into two lots; therefore, a sewage planning module is required. Mr. Cherico made a motion to authorize the Chairman to sign component 4A of the Planning Module. Mr. Levering seconded the motion. The vote was 4-0 in favor.

**ANNOUNCEMENTS** – None.

**ADJOURNMENT:**

Mr. Levering made a motion to adjourn the meeting. Mr. Cherico seconded. The public meeting adjourned at 6:44 p.m. The next regularly scheduled meeting is Monday, March 21, 2022, at 6:30 p.m. at Sunnybrook.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'E. Wagner', written in a cursive style.

Edward C. Wagner  
Township Manager