

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: March 27, 2006

Planners Jessica Buck, Robert Fisher, Michael Smelgus,
Present: George Smith, Bill Stumbo

Others Mike Lee, Dave Lipinski, Melissa Kelly,
Present: Doug Cann

Chairman Smelgus convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:30 p.m. in the Municipal Building, 35 W. Railroad Ave.

APPROVAL OF MINUTES

B. Stumbo moved to approve the minutes of the December 19, 2005 regular meeting. G. Smith seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

RGS Associates - Preliminary Subdivision Plan #2004-5 - for the Eitzert Farms located along S. Sunset Drive and W. Railroad Avenue.

Melissa Kelly presented the plan for a 56 lot subdivision. There will be 52 building lots and 2 detention basins in the Borough. Ten acres of the farm are located in the Township. The size of the homes will be 3000-3500 square feet.

The Planners reviewed the comments from the staff review meeting. The HOA documents still need to be reviewed. The erosion and sedimentation control plan has been reviewed and the comments are being addressed. They are requesting a waiver for the depth of lots 5 and 6. They are waiting on an approval letter from the Fire Chief regarding the placement of the fire hydrants. The HOP permit has been applied for and they are waiting to hear from PennDot.

M. Smelgus questioned why there are no improvements to S. Sunset Drive. He questioned whether a traffic study was

done and if it was carefully reviewed. He is extremely

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concerned about the narrowness of both S. Sunset Drive and W. Railroad Avenue. He stated that S. Sunset Drive is nothing more than an ally and two cars cannot pass each other now, so how will it support traffic from a development. G. Smith stated that the size of the homes will warrant a two family income and that will mean at least two cars per house and 4 trips per day for each house.

M. Smelgus made the motion to table the plan until Borough Council has carefully reviewed the traffic study and is satisfied with the study. G. Smith seconded the motion. The motion carried with all in favor.

OTHER BUSINESS

None

BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Prepared By

Doreen Smith

NEXT MEETING: April 24, 2006