**SHREWSBURY BOROUGH PLANNING COMMISSION**

Regular Meeting: November 30, 2017 at 7:00pm.

Planners Present: Keith Wills, Stephen Mayoryk, and Russell Palmer via speakerphone.

Others Present: David Lipinski, P.E., Phil Robinson, and Charles Nass.

Chairman Wills convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:34 p.m. in the Municipal Building, 35 W. Railroad Avenue, Shrewsbury, PA 17361.

**APPROVAL OF MINUTES**

S. Mayoryk moved to approve the Minutes of January 25, 2016. K. Wills seconded the motion. The motion carried with all in favor.

**CITIZEN COMMENTS**

None

**NEW BUSINESS**

**Eitzert Farms - Lot 55 Final Subdivision & Land Development Plan**

Dave Lipinski gave an overview of the plan and then read the Staff Review Comments from November 14, 2017 with the conditions that need to be met for plan approval.

*Comments from David Lipinski, P.E. for James R. Holley & Assoc***.**

1. The owner proposes to post adequate surety with Shrewsbury Borough to assure the construction of the private road access to Lot 55 along with the required length of Ervin Drive. **DONE**
2. An EDU shall be purchased from Shrewsbury Township for Lot 55A, proof of which shall be furnished to Shrewsbury Borough.
3. A sewer connection permit from the Shrewsbury Borough Municipal Authority is required and will not be issued until all fees are paid.
4. A water connection permit from Shrewsbury Borough is required and will not be issued until all fees are paid.

*Comments from Brian Sweitzer, Superintendent of Shrewsbury Borough Public Works*

1. Delete water line west of the existing valve on the property toward Railroad Borough. The existing valve is the dead end until our blowoff is installed.
2. Shrewsbury Public Works will install blowoff on the end of the existing valve instead of relocating valve and blowoff eastward. We will not have to shut any customers off from water if we use the existing valve. The blowoff and water line connection tap will be billed to the Eitzert Farms Lot 55 project.
3. Since the EDU is from Shrewsbury Township, the sewer lateral can be installed on the sewer right of way in the grass area. It would save PA Dot permit and road restoration. Also easier to maintain in the future.
4. Page 6 can show lateral connection as a saddle instead of wye connection so “pump around” is not required. Can use saddle connection so sewer flow is not disrupted. The saddle must be approved by SBMA prior to install. The saddle connection will be performed by the Lot 55 contractor.

K. Wills made a motion to recommend approval of the Eitzert Farms Lot #55 Final Subdivision & Land Development Plan contingent upon Staff Review comments noted. S. Mayoryk seconded motion. The motion carried with all in favor.

**OTHER BUSINESS**

None

**BILLS AND COMMUNICATIONS**

None

**REPORTS**

None

**ADJOURNMENT**

S. Mayoryk moved to adjourn the meeting at 7:40pm. R. Palmer seconded. The motion carried with all in favor.

 Submitted by,

 Kimberly M. Dettinger