

**BERWICK TOWNSHIP  
PLANNING COMMISSION MEETING  
JANUARY 4, 2023, 6:00 P.M.**

**CALL TO ORDER/PLEDGE TO THE FLAG**

The January 4, 2023 meeting of the Berwick Township Planning Commission was held in the Berwick Township Municipal Building – 85 Municipal Road, Hanover, PA 17331. The meeting was called to order at 6:00 p.m. Members present were Alex Cistone, Tom Danner, Gary Nalavany, Don Long, Tim Knoebel of KPI Technology, Rob Thaeler of Adams County Office of Planning & Development. Paul Berg was not in attendance.

**PUBLIC COMMENT (AGENDA ITEMS):** None.

**PREVIOUS MEETING MINUTES**

The minutes of December 7, 2022 were approved on motion of Tom Danner, seconded by Don Long. Motion carried.

**REORGANIZATION**

Tom Danner made a motion for the positions to remain the same, seconded by Don Long. Motion carried.

**PREL/FINAL SUBDIVISION/LAND DEVELOPMENT PLANS**

- 1) **Affordable Pet Supply** – Final Land Development – Stormwater Review (300 Pleasant St.)  
– **Must act by 1/31/23**

Tim Knoebel mentioned the applicant is working on the Conservation District and the NPDES process. They did provide a written response to the comments. The Developer's Agreement and financial security will need to be finalized. The applicant will submit a letter of extension.

Tom Danner made a motion to recommend approval subject to addressing the comments on KPI Technologies' letter dated December 6, 2022, seconded by Gary Nalavany. Motion carried.

- 2) **Sutton Run Estates** – Prel. Subdivision Plan – (Sutton Road) – **Must act by 4/10/23**

It was noted, the requested waivers were recommended at a previous meeting.

- 3) **Cambrian Hills Phase 2** – Prel./Final Subdivision/Land Development Plan – (Green Springs/Route 94) – **Must act by 1/10/23**

Tim Knoebel stated the applicant is currently working on the E&S/NPDES Permit Amendment. Other items needed: Developer's Agreement, bonding of improvements, HOA documents & Declaration/Covenants and O&M Agreement.

Tom Danner made a motion to recommend granting Cambrian Hills Phase 2 an extension until April 11, 2023, seconded by Gary Nalavany. Motion carried.

January 4, 2023

Tom Danner recommended approval of the Final Subdivision/Land Development Plans subject to meeting the conditions on KPI Technologies' letter dated January 4, 2023, seconded by Alex Cistone. Motion carried.

- 4) **Griffith Plumbing Services** – Prel./Final Land Development Plan – (6431 York Road) –  
Must act by 1/31/23

The Secretary will request a letter of extension on the Griffith Plumbing Services Final Land Development Plan.

- 5) **Ruhlman Concrete, LLC** – Sketch Plan – (2185 Carlisle Pike)

Property is located along Route 94 near Tropical Treat. Is interested in subdividing, lot 1 would remain residential and lot 2 commercial. The owner may go before the Zoning Hearing Board for a variance.

**PUBLIC COMMENT (GENERAL)** – None.

Tom Danner made a motion to adjourn, seconded by Gary Nalavany. Motion carried.

*The next Berwick Township Planning Commission meeting will be held on February 1, 2023, 6:00 p.m. at the Township Building, 85 Municipal Road, Hanover, PA 17331.*

Respectfully submitted,

Jean A. Hawbaker, Secretary  
**BERWICK TOWNSHIP**