

**BERWICK TOWNSHIP  
PLANNING COMMISSION MEETING  
JANUARY 3, 2024, 6:00 P.M.**

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

The January 3, 2024 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, Paul Berg, Don Long, Gary Nalavany, Tim Knoebel of KPI Technology, Rob Thaeler of Adams County Office of Planning & Development.

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

**PREVIOUS MEETING MINUTES**

The minutes of December 6, 2023 were approved on motion of Paul Berg, seconded by Tom Danner. Motion carried.

**REORGANIZATION**

Paul Berg made a motion to keep the organization as it currently is, seconded by Gary Nalavany. Motion carried.

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

- 1) **Sutton Run Estates** – Prel. Subdivision Plan/Planning Module – (Sutton Road) – **Must act by 3/25/24**

Tabled until the next meeting.

- 2) **Residence at the Bridges, LLC** – Final Subdivision Plan/Non-Building Waiver – (Kinneman Road) – **Must act by 3/5/24**

The plan proposes a minor lot-addition subdivision in the R-3 Zoning District, by adding Parcel B containing 0.169 acres from HOA lot H-1 of the Bridges development to the adjoining Lot 1 (owned by Jacob & Amanda Jackson), which contains an existing single-family residence home.

Comments were reviewed from KPI Technology and Adams County Planning.

Rob Thaeler explained the proposed Parcel B lot addition is part of the designated open space of the approved Residence at the Bridges plan. Resource protection land (including wetlands) must be included and retained in the designated open space. Subdivision of Parcel B would potentially violate Section 610.C in that open space land is now proposed for subdivision.

Tom Danner made a motion to recommend approval of the Residence at the Bridges, LLC – Final Subdivision Plan subject to addressing KPI Technology’s comments dated January 3, 2024, and County Planning comments dated January 3, 2024, specifically III.C. & D. to be discussed by the Zoning Officer and the Solicitor, seconded Alex Cistone. Motion carried.

January 3, 2024

Tom Danner made a motion to approve the Residence at the Bridges, LLC Non-Building Waiver, seconded by Don Long. Motion carried.

**NEW BUSINESS** – None.

**PUBLIC COMMENT (GENERAL)** – None.

Alex Cistone made a motion to adjourn, seconded by Paul Berg. Motion carried.

*The next Berwick Township Planning Commission meeting will be held on February 7, 2024, 6:00 p.m. at the Township Building, 85 Municipal Road, Hanover, PA 17331.*

Respectfully submitted,

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