

NORTH HEIDELBERG TOWNSHIP  
PLANNING COMMISSION

November 16, 2023

North Heidelberg Township Planning Commission held their regular monthly meeting on November 16, 2023. The meeting was called to order at 7:00 P. M. The pledge of allegiance to the flag followed. PC members present were, Jim Tomanelli, Ernie Gelsinger, George Ferrero, Tom Jones, and Rodney Cimbalista. Also in attendance was Township Engineer Ryan Rhode and Tanya Taatjes, Township Secretary.

Planning Commission Meeting minutes – The minutes from the October 19, 2023 PC meeting were reviewed. George Ferrero made a motion to approve the minutes as submitted. Rodney Cimbalista seconded the motion. Motion carried.

Public Comment on Agenda Items Only- None

Reserve at Blue Marsh Apartments- A preliminary plan titled Reserve at Blue Marsh was received from C2C Design Group on behalf of The Timberline Group. The plan proposes 160 apartment units on the 34.7 acre tract of land formerly known as the Blue Marsh Ski Resort. The property is zoned MDR. The density calculation would allow for 163 units. A minimum of 20% of the lot area is required to be set aside for common open space such as a clubhouse, pool, recreation area, garages, etc. The primary access to the development would be across from Chalet Drive. An emergency access has been added to the plan. C2C Design Group is continuing to work with RAWA and AQUA regarding upgrades to the water and sewer systems. A scoping application was submitted to PennDOT. An HOP has not been submitted, nor an application to BCCD. There would be no dedicated property to the Township.

Township Engineer Ryan Rhode reviewed the Kraft Municipal Group review letter. Areas of discussion included the delineation of slopes, which will need to be reviewed with the Zoning Officer, how the open space to the rear of the property will be utilized and maintained, the parking area, including reserve parking and signage design.

It was noted that the BCPC recommends realigning the proposed driveway to ensure proper alignment with Chalet Drive and emergency services will need to be contacted regarding the emergency exit. Preliminary testing for storm water has been completed. BCCD approval will be needed. Other areas of discussion were the structural adequacy of the existing culvert, height of retaining walls, and general ADA compliancy.

The goal is to make revisions, work through the comments and come back at a later date for plan approval. A time extension may be necessary.

Public Comment- None

The next Planning Commission Meeting is scheduled for December 21, 2023.

There being no further business at this time, a motion was made by Rodney Cimbalista to adjourn the meeting. George Ferrero seconded the motion and the motion carried. The meeting was adjourned at approximately 7:40 P. M.

Respectfully submitted,

Tanya Taatjes, Secretary

People in attendance:

1. Bob Klinger
2. Joan Ferrero