

Fleetwood, PA
December 28, 2006

Planning Commission Chairman Jay Burkert called the meeting to order at 7:30 p.m.

The following members were present: Jay E. Burkert, Harry B. Rhoads, and Earl R. Fox. Members Russell J. Anderson and Blaine M. Martin were absent.

Others present: Mayor Gary D. Ebeling, Borough Council President Alexander J. Szoke, Borough Council Members Dale A. Dietrich and Peter R. Merkel

Guests present included: See Attached Sheet

Chairman Jay Burkert stated that the purpose of the meeting was to begin the process to establish a redevelopment plan for designated areas of Fleetwood; and that the primary area to be explored will be the site of the Garden State Tannery property. He then turned the floor over to Mr. Ken Pick from the Berks County Redevelopment Authority.

Mr. Pick noted that the redevelopment authority has met with the borough council regarding the county's proposal to redevelop areas in the borough. He explained that a walk through of the downtown area was done with several council members; and a proposed area has been designated for redevelopment. He then handed out an outline of the procedure along with a map of the proposed area. Mr. Pick called upon a consultant for the authority to explain the redevelopment process. See attachment for the Pennsylvania Development Proposal Flow Chart.

Mr. Edward Geubtner of Mullin Lonergan Associates stated that the first phase would be for the local planning commission to designate the area for redevelopment. The planning commission will then adopt a resolution certifying the area for redevelopment. In the second phase the Berks Redevelopment Authority would be requested to develop a plan which would then be reviewed by the local planning commission. After reviewing the proposal submitted by the redevelopment authority, the planning commission certifies to the borough council its recommendations (within 45 days) on the redevelopment proposal. The borough council will hold public hearings and shall approve or reject the redevelopment proposal. Mr. Geubtner explained that the process is done in steps and that the redevelopment authority will obtain any funding necessary to develop the borough's plan.

Mayor Gary Ebeling stated that the agreement of sale for the GST property has not been finalized, but should be soon. He stated that the borough will purchase the property for \$175,000 and turn it over to the The Berks County Redevelopment Authority for redevelopment. Mr. Ebeling commented that he would like to see the Gifts and Things building on E. Locust St. included in the designated area. Mr. Burkert then commented that he would like to see the area extended to include the Kelchner property on N. Franklin St. and the parking lot along Myrtle Alley.

The meeting continued with questions and comments regarding the redevelopment:

Several people asked whether property owners will benefit or see a lot of restrictions by being in the designated area.

response: Mr. Pick explained that there probably won't be restrictions; but that it is too early in the process to determine what actual impact the redevelopment will have on the area. Mr. Geubtner commented that by including a property in the designated area it would allow state and/or federal funding to be used for improvements. He noted that even though a large area is designated, the borough can pick which properties to redevelop.

A request was made by Mr. Irv Althouse to include the property on the corner of E. Locust and S. Franklin St. in the plan, as this property is on the same deed as the property across the street already in the designated area.

Mayor Ebeling asked if a traffic flow study will be included in the plan?

response Mr. Pick stated that just a generalized traffic study would be done initially. A detailed study would probably take place when a developer becomes involved in the process. He noted that the borough could include traffic concerns in the redevelopment plan.

A suggestion was made by Mr. David Sekella to include construction of an overpass at one of the railroad crossings. He noted that in excess of fifteen trains pass through the borough each day.

Borough Council President Alexander Szoke commented that the first priority will be the GST property which is currently zoned industrial.

response Mr. Pick noted that the zoning can be changed if required for development of the area.

A question was asked regarding liability if soil contamination is discovered after the purchase of the property.

response Ms. Terri Lampe stated that Phase I showed no contamination; and that Lewis Environmental will be doing a Phase II study including soil testing for contaminants. She noted that the borough and county are protected from liability under Act III; and if any contamination is found the county would find grant money to pay for the cleanup.

Mr. Pick and Ms. Lampe stated that the county will provide the resolution wording to be adopted for Phase I of the redevelopment process. Once Phase I is completed they will provide visuals and suggestions for the redevelopment plan.

Mr. Burkert set the date of February 22nd for the next Planning Commission meeting. He then adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Borough Secretary/Treasurer