

**KEYSTONE EMPLOYMENT & ECONOMIC PLAN (KEEP) COMMITTEE
A JOINT COMMITTEE FORMED BY
POTTSTOWN BOROUGH AND WEST POTTS GROVE TOWNSHIP
NOVEMBER 10, 2021 , 3:30 P.M.**

1. Call to Order
2. Roll Call
3. Public Comment
4. Approval of Minutes - October 13, 2021

Documents:

[2021-10-13.pdf](#)

5. Land Development Application-Zoning Variance Application:

"Pottstown sustainable Energy Park" submitted by PSEP, LLC, for 451 Keystone Boulevard, Pottstown (90 day expiration: 12-12-21)

Documents:

[PSEP 451 Keystone Blvd. Zoning App.PDF](#)

6. Old Business
 - a. Update: Construction of Keystone Boulevard
 - b. Update: Projects Expressing Interest in KEEP District
7. New Business
8. Adjournment
9. Next Meeting: December 8, 2021, 3:30 p.m. - Council Chambers Room
10. KEEP Go-To Meeting Link

Monthly: https://us02web.zoom.us/join?pwd=ZlQceCsqDsuGtMLTADM0ZMntX76nCRNXZx2Iics?icsToken=98tyKuGuqT0jHtKVtBmARpwAB4_oXejwpmJbjbdwsCvEJw18WC74ltoVZLxclvbo

Join Zoom Meeting

<https://us02web.zoom.us/j/86769460407?pwd=cUdYL2REb3hxYzJXbTZxK2pHYS9NQTO9>

Meeting ID: 867 6946 0407

Passcode: 850380

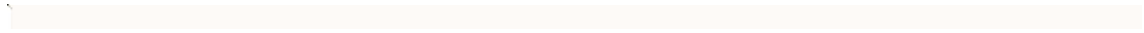
Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 867 6946 0407

Passcode: 850380

Find your local number: <https://us02web.zoom.us/j/kdyXKhD3Bo>



Keystone Employment & Economic Plan (KEEP) Committee
A joint Committee formed by Pottstown Borough and West Pottsgrove Township

Pottstown Borough Hall Council Chamber Room
100 E. High St Pottstown, PA 19464
Wednesday, October 13, 2021, 3:30 pm

Present Members: Carol Kulp, Chair
Scott Hutt, Brian Hydier, Justin Keller, Ryan Procsal, John Shannon, Charlie Valentine

Secretary: Peggy Lee-Clark

Additional Present: Matthew Hovey, Borough Assistant Solicitor
Danielle Baer, Bob Flinchbaugh, Mark Lankford, Scott Miller, Michael Narcowich, Kenneth Picardi, Keith Place, Terry Planton, Winter Stokes

Meeting called to order by Mr. Keller at 3:39 p.m.

Organization for 2021: Mr. Hovey advised on the nomination and elections of two positions and the appointment of the secretary position:

1. Ms. Kulp was nominated and elected as the Chairperson
2. Mr. Procsal was nominated and elected as Vice-Chairperson
3. Ms. Lee-Clark was appointed as Secretary

Ratification of Meeting Dates for 2021: Ms. Kulp asked for a ratification of the remaining meeting dates for 2021. Meeting dates were emailed to the entire committee by Mr. Hovey and were approved by the entire committee via email. **A motion was made by Mr. Procsal, seconded by Ms. Kulp to ratify the approval of the November 10 and December 8 meeting dates, both beginning at 3:30 PM. All in favor.**

Public Comments: None.

Old Business:

1. Update: Construction of Keystone Boulevard – Ms. Lee-Clark said there was no update at this time.

New Business:

1. Land Development: “Pottstown Sustainable Energy Park”
 - a. Mr. Hovey introduced the project to the committee.
 - b. Ms. Kulp acknowledged the application submission. The 90-day expiration is 12/14/2021.
 - c. Mr. Planton presented the initial Land Development Plan. They anticipate breaking ground in April 2022 and to be completely functional by 4th Quarter of 2023.
2. Projects Expressing Interest in KEEP District – Ms. Lee-Clark provided an introduction on the Iron Globe project that is in its infancy to be located on 151 & 161 Keystone Boulevard. This proposed project is an outdoor entertainment site.

Adjournment: The meeting was adjourned at 4:44 p.m.

POTTSTOWN BOROUGH ZONING HEARING BOARD
LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Pottstown Borough Zoning Hearing Board will conduct a hearing on November 23, 2021, at 7:00 p.m. in the Council Meeting Room, 3rd Floor, Pottstown Borough Hall, 100 E. High Street, Pottstown, Pennsylvania, upon Application of Pottstown Sustainable Energy Park, LLC for a variance to Chapter 27, Section 509.3.I of the Pottstown Borough Zoning Ordinance.

The Applicant leases the premises located at 451 Keystone Boulevard, Pottstown, Pennsylvania on which it proposes to construct a gasification plant, administration building, and feedstock silos. The silos, with conveyance piping on top, will stand up to 85 feet high which exceeds the maximum height of 55 feet permitted by the Zoning Ordinance.

Copies of the Application may be examined by the public at the Pottstown Borough Licensing and Inspections Department, Pottstown Borough Hall, 100 E. High Street, 2nd Floor, Pottstown, Pennsylvania during regular business hours, 7:30 a.m. to 4:00 p.m., Monday through Friday.

At the time of the hearing, any affected persons or parties will be given an opportunity to be heard. Any party may be represented by legal counsel at the hearing. The Board reserves the right to conduct any other business that may come before it.

POTTSTOWN BOROUGH ZONING
HEARING BOARD

Robert E. Johnson, Chairman

R. Kurtz Holloway, Esquire, Solicitor