

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

**JUNE 24, 2009
6:30 PM**

The Silver Spring Township Board of Supervisors met in a regular session on Wednesday, June 24, 2009 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman LeBlanc called the meeting to order at 6:30 pm and the Pledge of Allegiance to the Flag was given.

Supervisors present: Chairman Jan LeBlanc, Vice-Chairman Mary Lou Pierce-McLain, Supervisor Vince DiFilippo, Supervisor Jackie Eakin, and Supervisor Nancy Konhaus Griffie.

Staff members present: Mr. William S. Cook, Township Manager; Ms. Terri A. Martini, Assistant Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony R. Dawood, PE, Township Engineer; Mr. James R. Sadler, Chief of Police; Mr. Robert S. Greene, Jr., Building Code Official; Ms. Sue Ellen Adams, Secretary/Treasurer; Building Code Official; and Ms. Kathy K. Kramer, Assistant Secretary.

Others present:

Nate Spade
Wayne Stevenson
Phyliss Mengle
Charles Junkins
Mark Erb
Nancy Shoaff
Kathi Pifer
Chris Seyler
Tom Flynn
John Walker

J. Funkhouser
G. Diener
David Mengle
Nicole Werner
Dave Lenker
Quinn Hock
Rich Shoaff
Allison Burke
Libby Gibson

PETITIONS AND COMMENTS

Ms. Georgianne Diener thanked the Board for following up with the Developer to install the fence in the Peninsula Phase 3 development.

Several homeowners from Bella Vista Drive representing street addresses 20, 22, 23, and 25 discussed sump pump discharges into the Storm Water Management System with the Board of Supervisors. After discussion, Mr. Bony Dawood, Silver Spring Township Engineer, agreed to meet with Mr. Bob Fisher, Developer's Engineer, to identify alternative solutions to the problem.

PUBLIC HEARINGS

ZONING ORDINANCE NO.
11 OF 2009 – DEFINITIONS,
PERMITTED USES, AND
SIGN REQUIREMENTS

Chairman LeBlanc turned the conduct of the public hearing for the Zoning Ordinance No. 11 of 2009 – Definitions, Permitted Uses, and Sign Requirements, over to the Township Solicitor, Mr. Steve Stine, at 6:45pm.

The hearing was advertised in the Community Weekly edition of The Patriot-News on Friday, June 5, 2009 and on Friday, June 12, 2009.

The hearing was declared closed 6:45 pm.

A copy of the transcript is made part of these minutes by reference.

ZONING ORDINANCE NO.
12 OF 2009 – STREET NAME
REVISION

Chairman LeBlanc turned the conduct of the public hearing for the Zoning Ordinance No. 12 of 2009 – Street Name Revision, over to the Township Solicitor, Mr. Steve Stine, at 6:46 pm.

The hearing was advertised in the Community Weekly edition of The Patriot-News on Friday, June 5, 2009 and on Friday, June 12, 2009.

The hearing was declared closed 6:46 pm.

A copy of the transcript is made part of these minutes by reference.

APPROVAL OF MINUTES

MAY 27, 2009 AND
JUNE 10, 2009

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors approved the minutes from the meetings held on May 27, 2009 and June 10, 2009.

The motion carried.

REPORTS

POLICE

Chief Sadler reported that he had returned from his FBI training and had resumed his duties as Chief. Chief Sadler also commended Sergeant Hippensteel for his efforts in his absence.

ENGINEER

No additional report.

TREASURER REPORT

Ms. Kathy Kramer read the Treasurer's report for the month of May, 2009 and by agreement the report was filed subject to audit.

EMERGENCY
MANAGEMENT
COUNCIL

Nothing additional.

RECREATION
ADVISORY COUNCIL

Nothing additional.

APPROVAL OF
EXPENDITURES

On an Eakin/Pierce-McLain motion, the Board approved the expenditures since May 27, 2009.

The motion carried.

OLD BUSINESS

CAPITAL REGION
COUNCIL OF
GOVERNMENTS –
STIMULUS PACKAGE
GRANT

On a Pierce-McLain/Eakin motion, the Board of Supervisors authorized participation in the COG effort conditioned on the staff review on June 30, 2009 of the list of items that would be included in

the Capital Region Council of Governments Stimulus Package Grant. If the list contains projects that benefit the Township, the Board will be contacted for their commitment to participate in the grant.

The motion carried.

LINDA DRIVE SPEED LIMIT

On an Eakin/DiFilippo motion, the Board of Supervisors approved the Township Engineer's recommendation on the Linda Drive speed reduction from 40 mph to 25 mph between Rt. 944 and Pleasant Grove Road and 30 mph to 25 mph from Pleasant Grove Road to Green Ridge Road effective immediately. Additional signage as recommended by the Township Engineer, was also approved.

The motion carried.

Dawood Associates was authorized to amend the Traffic Control Map in accordance with the Board's action taken to reduce the speed limit and install additional signage.

NEW BUSINESS

BUILDING AND CODES
DEPARTMENT – USED
VEHICLE PURCHASE

On an Eakin/DiFilippo motion, the Board of Supervisors authorized the purchase of a used Saturn Vue sport utility vehicle from Saturn of Carlisle Pike for the Building and Codes Department at a cost of \$9,495 plus license and title fees, for a total not to exceed \$9,687.65.

The motion carried.

BUILDING CODE
RESOLUTION –
RESOLUTION 2009-14

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors adopted Resolution 2009-14 that recognizes adjusting the building permit fee schedule and removing the requirement to obtain a building permit for routine repair items.

The motion carried.

2008 FINANCIAL
STATEMENT AND
SUPPLEMENTARY
INFORMATION

Ms. Chris Seyler, of Zelenkofske Axelrod, LLC, discussed the 2008 financial statement and supplementary information with the Board.

On an Eakin/Griffie motion, the Board of Supervisors accepted the 2008 Financial Statement and Supplementary Information as prepared by Zelenkofske Axelrod, LLC.

The motion carried.

TREEVITALIZE GRANT
SUBMISSION

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors authorized the submission of the grant application to Cumberland County Department of Planning, for 2010 funding from the Department of Conservation and Natural Resources, for the installation of trees at Stony Ridge Park.

The motion carried.

STORM WATER
MANAGEMENT ORDINANCE
NO. 10 OF 2009 –
IMPERVIOUS COVERAGE
REVISION – DECISION

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors adopted Ordinance No. 10 of 2009, which amends the Silver Spring Township Storm Water Management Ordinance 2007 by changing the definition of Impervious Coverage.

The motion carried.

ZONING ORDINANCE
NO. 11 OF 2009 –
DEFINITIONS, PERMITTED
USES, AND SIGN
REQUIREMENTS –
DECISION

On a DiFilippo/Griffie motion, the Board of Supervisors adopted Ordinance No. 11 of 2009, which amends the Silver Spring Township Zoning Ordinance of 2008 regarding Definitions, Permitted Uses, and Sign Requirements.

The motion carried.

SUBDIVISION AND
LAND DEVELOPMENT
ORDINANCE NO.
12 OF 2009 – STREET NAME
REVISION – DECISION

On a Pierce-McLain/Eakin motion, the Board of Supervisors adopted Ordinance No. 12 of 2009, which amends the Silver Spring Township Subdivision and Land Development Ordinance of 2008 by changing “New Willow Mill Road” to “Conodoguinet Parkway”.

The motion carried.

MORGAN TRACT, 2006-8F
LETTER OF CREDIT
REDUCTION REQUEST

On an Eakin/Griffie motion, the Board of Supervisors approved a reduction in the Letter of Credit to \$482,253 for the Morgan Tract, final subdivision plan, 2006-8F.

The motion carried.

MILLFORDING HIGHLANDS,
2005-20F
LETTER OF CREDIT
REDUCTION REQUEST

On an Eakin/Griffie motion, the Board of Supervisors approved a reduction in the Letter of Credit to \$472,584 for the Millfording Highlands, final subdivision plan, 2005-20F.

The motion carried.

TRINDLE ESTATES, 2004-4F
LETTER OF CREDIT
REDUCTION REQUEST

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors approved the release of the Letter of Credit subject to the establishment of a maintenance guarantee in the amount of \$10,869.04 for a period of 18 months in a form acceptable to the Township Solicitor for the Trindle Estates, 2004-4F, final subdivision plan.

The motion carried.

TEXACO ROAD AND
HOGESTOWN ROAD
INTERSECTION
IMPROVEMENTS

Bid Consideration

On a Pierce-McLain/Eakin motion, the Board of Supervisors rejected all bids received for the Texaco Road and Hogestown Road intersection improvements, since the bid requirements had not been met.

The motion carried.

Funding Options Discussion

The Board discussed the funding options for the remaining anticipated intersection improvement expenses. On a Pierce-McLain/Eakin motion, the Board of Supervisors authorized to utilize moneys from the unencumbered developers' contributions, liquid fuel allocation, (to the degree that the funding of future projects/equipment purchases is limited) and general fund.

The motion carried.

Advertise for Bids

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors directed staff to re-advertise for bids for the Texaco Road and Hogestown Road intersection improvements.

The motion carried.

NEW KINGSTOWN ALLEYS
NAMES

On a Pierce-McLain/Griffie motion, the Board of Supervisors approved New Kingstown Vision's request to rename North Alley to Joseph Junkin Lane and South Alley to John King Lane conditioned on Post Office approval.

The motion carried.

NEW KINGSTOWN
STREETSCAPE

The Board discussed streetscape improvements as outlined by the New Kingstown Vision Committee and staff. Mr. Bony Dawood, Township Engineer, will present the list to PennDOT.

EXCESS TOWNSHIP
EQUIPMENT

On a Pierce-McLain/Eakin motion, the Board of Supervisors declared the suggested items in the Manager's June 15, 2009 memo as excess and authorized the sale of those items at the Capital Region COG auction.

The motion carried.

BUILDING CODE
RESOLUTION –
RESOLUTION 2009-14

Discussed earlier in the meeting.

OUTDOOR WOOD-FIRED
BOILERS AND FURNACES
ORDINANCE
NO. 13 OF 2009 –
DRAFT ORDINANCE

By a general consensus, the Board of Supervisors forwarded the Zoning Ordinance Revision regarding Outdoor Wood-Fired Boilers and Furnaces, as well as a modification of the I2 section converting Warehousing to a conditional use instead of a use by right, to the Township and County Planning Commissions for their review and comment.

114 ASSOCIATES –
CONDITIONAL USE
APPLICATION, CU2009-3

On an Eakin/DiFilippo motion, the Board of Supervisors forwarded the 114 Associates conditional use application, CU2009-3, to the Township’s Planning Commission for its review and comments and set the hearing date of July 22, 2009 for the Board’s consideration of the request.

The motion carried.

RICH VALLEY ROAD
EXTENDED (T-718)
PAVING REQUEST

Mr. Tom Flynn discussed the Rich Valley Road Extended (T-718) Paving Request with the Board of Supervisors.

After a lengthy discussion, no action was taken.

SUBDIVISION PLANS

TEXACO ROAD (MIKE
GREENE) 2009-4P

On a Pierce-McLain/Eakin motion, at the developer’s request the Board of Supervisors tabled action on the Texaco Road (Mike Greene) subdivision plan, 2009-4P and acknowledged the granting of time for plan review until September 30, 2009. The following waivers and comments must be addressed:

WAIVERS

1. [SLDO:402.03.4] – The applicant is requesting relief from the requirement to provide existing features within two-hundred (200’) feet of the subject tract, specifically utilities, storm water management facilities, service roads, public facilities and tree lines, etc. This waiver is being requested on the basis that all offsite existing features that are needed to meet the Township ordinance requirements have been located. Additional offsite features where no impact is proposed have not been located.
2. [SLDO:402.03.6] – The applicant is requesting a waiver of the requirement to identify the locations and general species of individual trees with a trunk diameter of 18

inches or greater outside of the wooded areas proposed to be maintained. This waiver is being requested on the basis that the Township Cluster Development Design process was used to establish the preliminary site layout. The required open space area is being preserved, as are existing trees greater than 18” in diameter outside of the limit of disturbance.

ZONING ORDINANCE OF 2008 (ZO:)

1. [ZO:316.2] – Common Open Space Requirements
The ownership and maintenance responsibilities for the common open space shall be clearly identified and in a language acceptable to the Township Solicitor.
2. [ZO:327.5] – Delineation of Required Common Open Space
Provide a graphic design drawing depicting the natural and cultural features associated with the site in accordance with the requirements of this Section. The applicant’s consultant’s response states “There are no natural or cultural features associated with this property as described by Section 327.5.” Section 327.5 includes significant stands of mature trees as a natural feature which should be identified, described and plotted by an expert.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2008: (SLDO:)

3. [SLDO:303.02, 614.03] – Emergency Management Council review and approval is required. EMC approval of fire hydrant locations is required.
4. [SLDO:402.03.4] – Provide existing features within two-hundred (200’) feet of the subject tract, specifically utilities, storm water management facilities, service roads, public facilities and tree lines, etc. The applicant’s consultant indicates that a waiver of this requirement is requested. The applicant shall submit a written waiver request (i.e., application). *The applicant is requesting a waiver of this requirement.*
5. [SLDO:402.03.6] – Show location of any trees eighteen (18”) inches in diameter or greater. If, upon investigation, it is determined that none exist, provide a plan note indicating that this requirement has been verified.

Provide the locations and general species of individual trees eighteen (18") inches in diameter or greater, with a description of whether the tree is proposed to be removed or maintained. And, for wooded areas and trees proposed to be maintained, the applicant shall provide a written description of methods that will be used to protect the trees during construction. *The applicant is requesting a waiver of this requirement.*

6. [SLDO:402.04.9] – Cross-sections for improvements to existing streets shall be provided for each fifty (50') foot station location. *The Ordinance requires cross-sections for each fifty (50') foot station; therefore, please provide one each at Sta. 0 + 0, 0 + 50, 1 + 00, and 1 + 32. In addition, please denote the location of the stations on the plan view (i.e., Sheet 4 of 9).*
7. [SLDO:402.04.11] – Provide proposed names for new streets.
8. [SLDO:402.05.2, 613.01] – A Sewer Facilities Plan Revision (planning module or exemption) is required for adoption by Silver Spring Township and approval by the Department of Environmental Protection.
9. [SLDO:402.05.8] – Provide written notification and response from the Pennsylvania Historical and Museum Commission (PHMC) with respect to the potential for archaeological resources.
10. [SLDO:402.05.11, 617] – A Carbonate Assessment Report prepared by Alpha Consulting Engineers, Inc., dated May 22, 2009 was submitted to address this requirement. Based on our review of this report, the following comments were made. The applicant has submitted a revised report, dated June 11, 2009. This report is currently under review. Comments will be provided in a subsequent review letter.
 - a. The Ordinance requires the Carbonate Assessment Report to demonstrate compliance, or justify non-compliance. Given the presence of karst features, the report purpose is to justify non compliance. Section 402.05.11 b) i). This statement shall be incorporated into future reporting for this site.

- b. The report shall note the presence or absence of surface water, and if appropriate, that groundwater is below the soil/rock interface, and unlikely to contribute to future sinkhole development. Section 402.05.11 b) ii).
- c. The recommended stormwater management facilities propose infiltration to bedrock. The attachment detail is good; however, the specified material sizes may result in a filter that is too thick for existing site soils described on the infiltration and test pit tables. This should be examined in detail as site plans are finalized.
- d. The report summary (page 7) indicates “pinnacles and shallow bedrock are present underneath the site, which is indicative of karst and a tag for potential sinkhole development...” The impact on stormwater management facilities was noted, and recommendations are included in the report. Provide additional information to allow for evaluation of the lateral extent of these features and the potential impact on structures, impervious surfaces, and utilities. Section 402.05.11. b) v).
- e. Provide plans for the repair or remediation of surface or subsurface features that may impact the proposed structures, impervious surfaces and utilities as well as the adjacent improved or unimproved properties in accordance with Section 402.05.11. b) vi).
- f. [SLDO:617.02] – Buildings, structures impervious surfaces, and utilities shall not be located within one hundred (100’) feet of the karst features identified pursuant to the Carbonate Assessment Report, unless (1) a recognized professional with competence in the field demonstrates that a minimal risk of structural damage due to sinkholes will exist or 2) mitigating measures are taken to minimize the risk of structural damage. The report summary (page 7) indicates “pinnacles and shallow bedrock are present underneath the site, which is indicative of karst and a tag for potential sinkhole development...”

However, the plan does not present karst features in a fashion that potential impacts to buildings, structures impervious surfaces and utilities can be assessed, beyond the noted potential impact to proposed stormwater management facilities. The potential impact to buildings, impervious surfaces, utilities and other structures shall be identified, and a plan for mitigation developed. The plan shall include a specific statement that the mitigation measures, when implemented will minimize the risk of structural damage.

11. [SLDO:402.06] – Provide signatures and seals of responsible professional(s) on plan after the last plan revision.
12. [SLDO:402.06.1 & 607.07] – Provide a copy of the right-of-way agreement or a letter from the owner or lessee of the Atlantic Pipeline Company right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way line.
13. [SLDO:602.10.2] – Snow removal easement(s) shall be provided at the terminus of all cul-de-sacs. In addition each area shall be provided with a curb cut and positive drainage demonstrating that adjacent properties will not be impacted. *Provide locational dimensions for the snow removal easements to provide for easy on-site location. Easements which do not follow property lines shall be located by a centerline metes and bounds description.*
14. [SLDO:602.07] – All new street names are subject to approval by the Township and the U.S. Postal Service.
15. [SLDO:613.03] – Silver Spring Township Authority approval is required. Provide Authority acknowledgement of sufficient capacity to serve the proposed project.
16. [SLDO:614.02] – Provide notification from the appropriate authority or association of the existing ability to provide water service, approval of the design plans and acceptance of Performance Guarantees shall be submitted as a condition of Final Plan approval.
17. [SLDO:615] – Recreational Advisory Council (RAC) review and approval is required.

18. [SLDO:615.01] – The applicant is proposing payment of a fee-in-lieu of parkland. If the Board of Supervisors is in agreement, a recreation fee of \$1,300.00 shall be provided for each proposed dwelling unit prior to plan recording.

STORM WATER MANAGEMENT ORDINANCE OF 2007: (SWMO)

19. [SWMO:303.02] – A Storm Water Management Permit for a Major Land Disturbance will be required prior to initiation of earth moving activities.
20. [SWMO:304.01.8] – Provide the Storm Water Management Plan Certification shown in Appendix 3, as well as the seal and signature of the professional responsible for the preparation of the Storm Water Management Report after the last plan revision. The report shall also include the requested certification.
21. [SWMO:304.03.5] – Provide sufficient design details to ensure the proper construction of all storm water management facilities. This should include details and design calculations for the emergency spillways (i.e., erosion protection measures). Provide information regarding the lining proposed for the emergency spillway. *It appears the top elevation provided in the table for the “Emergency Spillway Liner Detail” does not agree with the elevation provided in the “Basin Storage/Elevation Input” on page 39 or the elevation for the top of basin provided on the “Stormwater Basin 1” detail located on Sheet 7 of 9. Please review and revise as appropriate.*
22. [SWMO:304.03.7, 304.04.4] – Provide erosion and sedimentation control measures in conformance with the requirements of the Pennsylvania Department of Environmental Protection, Soil Erosion and Sedimentation Control Manual. This shall include plans, details and a narrative as approved by the Cumberland County Conservation District.
23. [SWMO:304.04.3] – A “Sink Hole Repair Detail” is provided on Sheet 8 of 8. The applicant shall clarify if this is intended to be a detail for infiltration facilities and clearly identify those areas which are intended for stormwater infiltration and show the locations of the test pits and infiltration test sites. *While the detail label has been clarified, the plan does not provide information*

concerning the location of the infiltration bed trench nor the location of the test pits and infiltration test sites. In addition, based on information presented in the Carbonate Assessment Report concerning the depth to bedrock/ shallow soils, the detail provided requires more site specific information as to the depths of the various proposed layers. The test pit locations have been added to the plan; however it appears that the infiltration testing sites have not been added. Show the infiltration sites in relation to the infiltration testing sites.

24. [SWMO:304.04.5 & 402.20] – An ownership and maintenance program for the storm water management facilities that complies with this section of the Storm Water Management Ordinance must be provided in a recordable form acceptable to the Township Solicitor.
25. [SWMO:304.04.7] – Provide verification of NPDES, DEP or County Conservation District approval for erosion and sedimentation control.
26. [SWMO:304.04.10] – Storm water management plans shall be designed in a manner that is consistent with Section 617 of the Subdivision and Land Development Ordinance and Section 402.21 of the Storm Water Management Ordinance, and shall also include the submission of a Carbonate Assessment Report as required in Section 402.05.11 of the Subdivision and Land Development Ordinance. *The applicant has provided a Carbonate Assessment Report, prepared by Alpha Consulting Engineers, Inc., dated May 22, 2009 and revised June 11, 2009. Review comments on the latest revision will be provided in the next review letter.*
27. [SWMO:402.02] – All developments shall include design provisions that allow for overland conveyance of the post development one hundred (100) year peak flows. A note provided on the Post Development Drainage Map states: “100-Year Storm Event will remain within the gutter and flow into basin via overland flow.”, please explain this statement in light of the fact that based on the output provided in the “100-Year Stormwater System Calculations”, there are several locations where it appears that the hydraulic grade line elevation exceeds the top of curb. *It appears there are discrepancies between the HGL Elevations and Grate Elevations between the table presented on page 114 and the Storm Sewer Tabulation*

provided for the 100-Year Stormwater System Calculations located on page 142. In addition, there are more inlets for which the HGL Elevations exceed the Grate Elevations than that presented in the table located on page 114. Please review and revise as appropriate.

28. [SWMO:402.05] – (a.) Provide detailed calculations to demonstrate that the proposed discharge from Basin #2 will not have an adverse impact on the downstream facilities (i.e., 15” CMP). (b.) Storm water runoff from the subject property shall flow directly into a natural watercourse or into an existing storm sewer system. Provide information for POI #1 to demonstrate where runoff to this point is conveyed. *The downstream analyses do not appear to account for runoff from Drainage Area #2 Undetained. Please review and revise as appropriate to address comments a. and b. above.*
29. [SWMO:402.06] – (a.) Delineate on the Post Development Drainage Map, Sheet 2 of 4, the area used for the Basin Storage/Elevation Input for the Stormwater Berm. The Basin Storage/Elevation and the contours do not agree. *The Crest Elevation is given as 437.25 on page 83 while the contours on Sheet 4 of 9 appear to provide a crest elevation of 437.00. Please review and revise as appropriate.* (c.) Provide design information relative to dewatering this facility to provide assurance that the impounded water will not create swampy and/or unmaintainable conditions. *It appears the “berm outfall elevation” does not agree with the emergency spillway elevation provided on page 119. Please review and revise as appropriate.*
30. [SWMO:402.08.6] – There are discrepancies in information between the Stormwater Basin 1 detail provided on Sheet 7 of 8 and the data provided on Figure 13, page 45 of the Stormwater Management Report. Please review and revise as appropriate. *It appears that “Y” is incorrect based on a 100-year water surface elevation of 434.54 and a basin bottom elevation of 431.00 (e.g., $434.54 - 431 = 3.54 \neq 3.45$).*
31. [SWMO:402.15.2] – There is a discrepancy in the slope between the profile provided for A1 to EW1 located on Sheet 6 of 9 and the outlet protection calculations presented on page 162 of the Stormwater Management Report. Please review and revise as appropriate. *The*

profile indicates a slope of 1.65% while the Worksheet for Circular Channel and Figure 21 located on page 170 and 171 respectively use a slope of 1.89%.

32. [SWMO:402.19] – Provide an easement around the proposed storm water detention berm. In addition, provide drainage easements in the vicinity of lots 17 through 20 in order to preserve proposed drainage paths to A12 and A13. *Provide easements for swales that receive runoff from more than one (1) lot, including the swale behind Lots 1 through 6. The grading as presented on the Inlet Drainage Area Map and the Post Development Drainage Map, both last revised June 11, 2009, do not agree with the grading on Sheet 4 of 9 of the Preliminary Subdivision Plan, last revised June 11, 2009. Furthermore, it appears that the drainage area as delineated to the various inlets does not agree with the grading as currently proposed. Please review and revise as appropriate.*

GENERAL COMMENTS

33. Based on the number and nature of the comments contained within this letter, we reserve the right to generate additional comments based on subsequent reviews of the Subdivision Plan and associated reporting.
34. [SWMO:402.08.2] – The minimum top width of all dams shall be five (5) feet. It appears the top of the proposed berm does not meet the minimum required width. Please review and revise as appropriate.
35. [SWMO:402.08.3] – Provide grading to demonstrate that the side slopes will not be steeper than three (3) horizontal to one (1) vertical on both sides of the embankment. *The berm contours as proposed appear to be incorrect. Please review and revise as appropriate.*

The motion carried.

MILLFORDING
HIGHLANDS, PHASE 1
(LOT 120-A), 2009-5F

Mr. John Walker, of Hoover Engineering Services, Inc., discussed the Millfording Highlands, Phase 1, Lot 120-A with the Board.

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors approved the Millfording Highlands, Phase 1, Lot 120-A, final subdivision plan, 2009-5F, subject to the following comments being addressed:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2008 (SLDO):

1. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
2. [SLDO:402.05.2, 403.05 & 613.01] – A Sewer Facilities Plan Revision (planning module or exemption) is required for adoption by Silver Spring Township and approval by the Department of Environmental Protection.
3. [SLDO:403.06] – All original seals, signatures and notarizations shall be provided on each copy of the final plan prior to being recorded. Copies of sealed, signed and notarized plans will not be permitted for recording.
4. [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.

GENERAL COMMENTS

5. The prior Final Re-Subdivision Plan entitled “Millfording Highlands, Phase 1 – Lots 120 and 122” shall be recorded prior to the recording of this Final Re-Subdivision Plan.

The motion carried.

PHYLISS C. MENGLE,
2009-6F

Mr. Charles Junkins, of C. W. Junkins Associates, Inc., discussed the Phyliss Mengle final subdivision plan with the Board.

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the Phyliss Mengle final subdivision plan, 2009-6F, with the following waivers and conditions:

WAIVERS:

1. [SLDO:403.01] – Drafting Standards
The applicant is granted relief from the requirement to provide a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet, 60 feet, or 100 feet to the inch. This relief is requested on the basis that a scale of 150 feet to the inch allows the entire property to be plotted on one sheet for clarification.
2. [SLDO:403.3] – Existing Features
The applicant is granted relief from the requirement to provide existing contours. This relief is granted on the basis that there are not any proposed improvements; therefore, contours would contribute little for plan review.
3. [SLDO:403.3] – Existing Features
The applicant is granted relief from the requirement to provide existing topography within two hundred (200') feet of the subject tract. This relief is granted on the basis that there are no proposed improvements; therefore, existing topography within 200 feet would contribute little for plan review.
4. [SLDO:403.03] – Existing Features
The applicant is granted relief from the requirement to provide the location(s) of existing wooded areas or tree lines. This relief is granted on the basis that there are no proposed improvements; therefore, mapping of the trees would contribute little for plan review.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE of 2008 (SLDO):

1. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
2. [SLDO:403.01] – Prior to recording, the plan must be reduced to 18" x 24" and be legible. Submission of a proof set prior to recording is required.
3. [SLDO:403.04 & 402.04.14] – The waiver statements shall be updated upon final action by the Board of Supervisors.

- 4. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded. Copies of sealed, signed, and notarized plans will not be permitted for recording.
- 5. [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.
- 6. [SLDO:605.04.7] – Flag-lots shall only be permitted where specifically provided for within the Township’s Zoning Ordinance. Flag-lots are not a permitted use within the Residential Zone (R-1). In addition, the pole shall not exceed six hundred (600) feet in length. Provide a plan note that identifies the lot configuration as an existing non-conforming use and configuration.
- 7. Note 9 on sheets 2 and 3 should reference the source for the wetlands data.

The motion carried.

OTHER PERTINENT BUSINESS

None.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 8:17 pm by general consensus.

The motion carried.

Recorder: _____
Kathy Kramer

APPROVED: _____
Chairman

Secretary