

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

JULY 22, 2009
6:30 PM

The Silver Spring Township Board of Supervisors met in a regular session on Wednesday, July 22, 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. Leroy L. Hippensteel, Police Sergeant; Mr. Jeff R. Williams, Director of Parks and Recreation; and Ms. Kathy K. Kramer, Assistant Secretary.

Others present:

Wayne Stevenson	G. Diener
J. Funkhouser	Nate Spade
Bill DeVore	Dave Lenker
Jennifer Lehman	Frank Gally
Adam Kirschenbaum	Eric Brinser
Thyrman Smiley	Mel Raudabaugh
Earl Brackbill	M. Brackbill
Rich Shoaff	Nancy Shoaff
Melinda Bailey	Keith Bailey
Scott Akens	Rev. Murel Bronakoski
Richard Bronakoski	Tom Griffie
Richard Riley	Ron Clites
Dan Truchon	Nicole Werner
Bill Werner	Steve Carten
John Myers	Partha Talluri
Meghan Brown	A. Crupta
Richard Norrie	Ron Ferris
Quin Hock	Bev McGee
Dean & Kathi Pifer	Janial Mack
Delmar Shelton	Mark Erb
Jack Becker	Janine Meadows
Mike Patch	Gary Lawrence
Hitesh Suri	Ed Drake
John Murphy	Doug Beaver

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PETITIONS AND COMMENTS

Chairman LeBlanc announced that an Executive Session was held immediately prior to this meeting to discuss personnel matters.

Chairman LeBlanc reported that Lionel Spenard had been in the hospital for gall bladder surgery but was out of the hospital at this time.

Mr. John Myers, of the Gingerfield Home Owners Association, advised the Board that the Post Office had provided notice of discontinuing mail delivery to the homes. Mr. William Cook advised that since residents had adjustable mailboxes, they could lower their mailboxes and slide them forward to meet Post Office requirements. Mr. Myers also questioned the status on the paving of the roads. Mr. Steve Stine replied that the Township is currently in settlement discussions with the bonding company and who will be obtaining bids from various contractors in regards to the costs of the paving.

PUBLIC HEARINGS

114 ASSOCIATES – CONDITIONAL USE APPLICATION CU2009-3

Chairman LeBlanc turned the conduct of the public hearing for the 114 Associates – Conditional Use Application, CU2009-3, over to the Township Solicitor, Mr. Steve Stine, at 6:37 pm.

The hearing was advertised in the Sentinel on Saturday, July 11, 2009 and on Wednesday, July 15, 2009.

The hearing was declared closed at 6:52 pm.

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

APPROVAL OF MINUTES JULY 8, 2009

On an Eakin/DiFilippo motion, the Board of Supervisors approved the minutes from the meeting held on July 8, 2009.

The motion carried.

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REPORTS

POLICE

No additional report.

ENGINEER

No additional report.

TREASURER REPORT

Ms. Kathy Kramer read the Treasurer's report for the month of June 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 a Pierce-McLain/Eakin motion, the Board approved the expenditures since June 24, 2009.

The motion carried.

OLD BUSINESS

BELLA VISTA SUMP PUMP ISSUE

Mr. Bony Dawood, Township Engineer, met with Mr. Bob Fisher, Developer's Engineer, on site to investigate this matter. Mr. Dawood summarized the proposed: Alternative 1 – Do nothing and allow the sump pump discharges to be conveyed via the overland drainage routes provided by the proposed grading as depicted on the approved Final Subdivision Plan. The advantage of Alternative 1 is that

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it does not require any action to be taken by the Board of Supervisors. Alternative 2 – Design and construct a separate and private collection and conveyance system to include installation of yard drains and connecting pipe to collect and convey sump pump discharges to areas that surface drain into an existing inlet located outside of the public right-of-way. The advantage of Alternative 2 is that it does not require any action to be taken by the Board of Supervisors. Alternative 3 – Tie the sump pump discharge pipes into the existing storm water collection and conveyance system via a direct connection to existing inlets which are preferably located outside of the future public right-of-way. A disadvantage of Alternative 3 is that direct connections of sump pump discharges to the storm water collection and conveyance system will require Board of Supervisor approval and potentially set precedence for other projects.

Staff will gather information regarding how other townships are handling similar circumstances and report to the Board.

NEW BUSINESS

BUDGET ADJUSTMENT FOR HIDDEN CREEK GRANT

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the adjustment of the 2009 budget expenditures for the Hidden Creek Park grant in this fiscal year to reflect the total project cost and add offsetting revenue from the grant to the revenue side of the budget.

The motion carried.

DOMAIN NAME ANNUAL PAYMENT APPROVAL

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the annual payment of the Domain Name registration fee in the amount of \$125.00 with the Orrstown Bank Debit Card.

The motion carried.

SCHOOL RESOURCE OFFICER – APPOINTMENT

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors appointed Officer Deborah Snyder to serve as the School Resource Officer with the Cumberland Valley School District.

The motion carried.

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114 ASSOCIATES –
CONDITIONAL USE
APPLICATION, CU2009-3 –
DECISION

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the 114 Associates, Inc. conditional use application, CU2009-3 (Architectural Design), subject to the following conditions:

ZONING ORDINANCE OF 2008 (ZO):

1. [ZO:704.1] – Conditional Uses
A zoning permit application is required.
2. [ZO:704.1.3] – Conditional Uses
Provide additional information on the plan entitled “Conditional Use Plan for Lot 2” to demonstrate compliance with the requirements of ZO:220 (e.g., minimum setback requirements).

The motion carried.

WALDEN DEVELOPMENT –
WOODS DRIVE BRIDGE
REPLACEMENTS
DETOUR PLAN

Mr. John Murphy, of Alpha Consulting Engineers, Inc. and Mr. Doug Beaver, discussed the Woods Drive bridge replacements detour plan with the Board.

On a Pierce-McLain/Eakin motion, the Board of Supervisors considered the road closure and detour plan associated with the replacement of two bridges on Woods Drive subject to the review and approval of the plan by the Emergency Management Council and the following comments:

1. PennDOT approval is required since the applicant is proposing to use Hogestown Road (S.R. 0114), Silver Spring Road (S.R. 1011), and the Carlisle Pike (S.R. 0011) as a detour route. In addition, the Pennsylvania State Police should be informed of the proposed closure and detour.

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2. The applicant shall provide an anticipated schedule for road closure.
3. Provide information on the Detour Plan to depict which direction the proposed signs are intended to face.
4. Provide additional lettering on the proposed “Detour” signs to indicate “Woods Drive (T-585)”.
5. Variable message signs should be placed at an appropriate place on Silver Spring Road (S.R. 1011) and Hogestown Road (S.R. 0114) at least 30 days prior to the proposed road closure.
6. Clarification regarding the road closure should be added to the proposed sign “J” located at the intersection of Hogestown Road and the Carlisle Pike (e.g., closed from Mulberry to Silver Spring Road).
7. In general, additional traffic control/guide signs should be added to the plan. Following are some specific examples:
 - a. Provide traffic control for the northbound approach on Hogestown Road (S.R. 0114) prior to Mulberry Drive (T-586).
 - b. Provide traffic control for the eastbound approach on Mulberry Drive (T-586) prior to the intersection with Hogestown Road (S.R. 0114).
 - c. Provide traffic control on Mulberry Drive prior to the intersection of Mulberry Drive (T-586) with Woods Drive (T-585) to prevent approaching motorists from turning right onto Woods Drive (T-585).
 - d. Provide traffic control for the northbound approach on Silver Spring Road (S.R. 1011) prior to the intersection with Woods Drive (T-585).
 - e. Provide traffic control for the southbound approach on S.R. 0114 prior to the intersection with the Carlisle Pike (S.R. 0011).

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- f. Provide detailed detour guidance for the eastbound approach on the Carlisle Pike (S.R. 0011) prior to the intersection with Silver Spring Road (S.R. 1011).
- g. Provide traffic control for the northbound approach on Silver Spring Road (S.R. 1011) prior to the intersection with Woods Drive (T-585).
- h. Provide traffic control for the eastbound approach on Woods Drive (T-585) at the intersection with Silver Spring Road (S.R. 1011).
- i. Provide traffic control for the eastbound approach on Woods Drive (T-585) prior to the intersection with Hogestown Road (S.R. 0114).

The motion carried.

WALDEN PHASE I,
2006-16F – LETTER OF
CREDIT REDUCTION

On an Eakin/Griffie motion, the Board of Supervisors acted to retain the existing Letter of Credit in the amount of \$2,873,144 for the Walden Phase 1, final subdivision plan, 2006-16F, due to a minimum reduction requirement.

The motion carried.

SILVER SPRING ANIMAL
CLINIC, LD2007-9F, LETTER
OF CREDIT RELEASE

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the release of the Letter of Credit for the Silver Spring Animal Clinic, final land development plan, LD2007-9F, in the amount of \$47,727 contingent upon the following conditions:

- 1. Submission of an As-Built Plan; and
- 2. Removal of the inlet protection from the inlets.

The motion carried.

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ARNOLD FUEL OIL
MECHANICSBURG, PHASE 1
LD2004-3F – LETTER OF
CREDIT RELEASE

Mr. Eric Brinser, of Rettew Associates, Inc. and Mr. Steven Carten, of Arnold Fuel Oil, Inc., discussed the requested release of a Letter of Credit.

On a DiFilippo/Griffie motion, the Board of Supervisors approved the release of the Letter of Credit for the Arnold Fuel Oil, Inc., Phase 1 project in the amount of \$108,644.00 conditioned upon the review and approval of the deletion of the requirement to install the oil/water separator by the Emergency Management Council and the Department of Environmental Protection

The motion carried.

PENINSULA PHASE III
STREETS ACCEPTANCE

On a Pierce-McLain/Griffie motion, the Board of Supervisors accepted Bridgeport Drive, Meadow View Court, and Clairburn Drive in the Peninsula Phase III development conditioned on the Solicitor's review of the Deeds of Dedication.

The motion carried.

DAVINCI'S ITALIAN
EATERY – REQUEST FOR
LAND DEVELOPMENT PLAN
WAIVER

Mr. Scott Akens discussed the DaVinci's Italian Eatery's request for the land development plan waiver with the Board.

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the waiver of the requirement for a land development plan, Ordinance No. 95-11, to enclose an existing cooler.

The motion carried.

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UNEMPLOYMENT
COMPENSATION
INSURANCE

On an Eakin/Griffie motion, the Board of Supervisors designated the UCOMP Trust, through the Pennsylvania League of Cities and Municipalities, as the Township's unemployment compensation insurance provider.

The motion carried.

ZONING ORDINANCE
REVISIONS – OUTDOOR
FURNACES AND
WAREHOUSING

On a DiFilippo/Griffie motion, the Board of Supervisors authorized advertisement and established a public hearing date of the Board's August 26, 2009 meeting for consideration of revisions to the Zoning Ordinance regarding Outdoor Furnaces and Warehousing.

The motion carried.

ZONING HEARING BOARD
APPLICATIONS – AUGUST

ROBC Limited Partnership
Variance 2009-11
(Property located at
2100 Bent Creek Boulevard)

The Board did not object to the ROBC Limited Partnership variance request to Section 205.5 (Design Requirements) in the R – 2 High Density Residential Zone. The applicant seeks to build an extension to the Alzheimer's / Dementia Care Unit that will encroach into the side yard setback and exceed the maximum lot coverage requirements for the site.

Team Rahal (Toyota) of
Mechanicsburg
Variance 2009-12
(Property located at
6711 Carlisle Pike)

The Board did not object to the Team Rahal (Toyota) of Mechanicsburg variance request to Section 313.3 (Specific Sign

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Requirements) Permanent Sign Requirements for Individual Business Signs. The applicant seeks to exceed the maximum permitted sign area, the maximum permitted number of signs, for flat wall signs and a freestanding sign.

Team Rahal (Lexus) of
Mechanicsburg, Inc.
Variance 2009-13
(Property located at
6715 Carlisle Pike)

The Board did not object to the Team Rahal (Lexus) of Mechanicsburg, Inc. variance request to Section 313.3 (Specific Sign Requirements) Permanent Sign Requirements for Individual Business Signs. The applicant seeks to exceed the maximum permitted sign area for a freestanding sign and the maximum permitted number for flat wall signs and the maximum permitted sign area for flat wall signs.

Rodger E. Hoke, Jr. &
Shih-Mei Hoke
Variance 2009-14
(Property located at
101 Woods Drive)

The Board did not object to the Rodger E. Hoke, Jr. & Shih-Mei Hoke variance request to Section 204.7. 1 (Accessory Uses) Maximum Permitted Height. The applicant seeks approval, to build an accessory building that will exceed the maximum height of 15 feet.

MUNICIPAL BUILDING PROJECT

Discussion

The Chairman outlined the history of the municipal project to date and opened the discussion. Individual Board members expressed their thoughts on the project, followed by comments from those in attendance. The following issues and concerns were raised and discussed:

- There were concerns that the Township's current facilities are inadequate
- Any action on project should be delayed until all options are investigated thoroughly
- No room to store things
- No room to meet with clients/residents
- No place to eat lunch

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Are we exempt from a Karst study?
More expensive to build in the wintertime
Will environmental issues have an impact on obtaining a bond or a mortgage?
Operational costs (insurance costs, cleaning expenses, etc.)
Residents do not want increased taxes to pay for this building
What will the monthly/annual debt service payments be?
Options for the District Justice lease
Is there a financial Proforma
The need to do more research
A recommendation for the use of modular trailers until more research can be done

Supervisor DiFilippo asked the letter from July 21, 2009 and July 22, 2009 be part of the minutes and are attached.

Dawood Proposal

The Board took no action on the July 17, 2009 Dawood proposal for engineering services.

SUBDIVISION PLANS

TEXACO ROAD (MIKE GREENE) 2009-4P

Mr. John Murphy, of Alpha Consulting Engineers, Inc., discussed the Texaco Road (Mike Greene) subdivision plan with the Board.

On a DiFilippo/Eakin motion, the Board of Supervisors tabled action on the Texaco Road (Mike Greene) preliminary subdivision plan, 2009-4P. The following waiver and comments must be addressed:

WAIVER:

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.

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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.

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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).

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- c. The recommended storm water 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 storm water 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 storm water management facilities. The potential impact to

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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

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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 “Storm water 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 storm water 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*

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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 Storm water 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 Storm water System*

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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 Storm water 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 Storm water Basin 1 detail provided on Sheet 7 of 8 and the data provided on Figure 13, page 45 of the Storm water 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 Storm Water Management Report. Please review and revise as appropriate. *The*

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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.

DANBURY GLEN,
PHASE 1, 2009-8F

Mr. John Murphy, of Alpha Consulting Engineers, Inc., discussed the Danbury Glen Phase 1 subdivision plan with the Board of Supervisors.

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On an Eakin/Pierce-McLain motion, the Board of Supervisors approved the Danbury Glen Phase 1, final subdivision plan, 2009-8F, with the following waiver and conditions:

WAIVER:

1. Section 602.14 Requirement for temporary or permanent cul-de-sac street to not exceed 800 feet. The applicant is granted relief from the requirement to construct a 914-foot temporary cul-de-sac in Phase 1 of the project in order to include the proposed sewer connection with the adjoining property, as well as to complete the road construction to the intersection of proposed Osborne Court.

ZONING ORDINANCE OF 2007 (ZO):

1. [ZO:316.2.3] – 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.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2007 (SLDO):

2. [SLDO:303.02, 614.03] – (a.) Emergency Management Council review and approval is required. EMC approval of fire hydrant locations is required. (b.) The EMC has identified a need for additional water pressure in the area of the proposed development. The applicant shall provide additional information concerning the water facilities and available water pressures. (c.) The fire hydrant located at the intersection of Danbury Drive and Osborne Court appears to be located outside of the right-of-way. Please review and revise as appropriate. (d.) All fire hydrants shall be equipped with five (5") inch stortz connections. (e.) Provide an additional fire hydrant between Lots 27 and 26 on Osborne Court.
3. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
4. [SLDO:402.03.4 & 403.03] – (a.) All existing “recognized environmental conditions” shall be identified

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- on the Existing Conditions Plan and the Township shall be provided with information in regards to the remediation of the conditions. (b.) Provide a plan note stating to the effect that the underground storage tanks on site are to be removed prior to any construction. The note shall also include the requirement to contact the Township prior to removal.
5. [SLDO:402.04.6 & 403.04] – Provide the clear sight triangles on the Easement Plan, Sheet 5 of 13.
 6. [SLDO:402.04.10 & 403.04] – Include in the final subdivision plan set the “Gas Line Profile” plan sheet from the Preliminary Plan, Sheet 16 of 18.
 7. [SLDO:402.04.13 & 403.04] – (a.) The proposed grading at the end of Osborne Court appears to be incorrect (e.g., proposed contours for 438 and 440). Please review and revise as appropriate. (b.) The proposed contours at the intersection of Osborne with Danbury Drive do not appear to depict a crown. Please review and revise as appropriate.
 8. [SLDO:402.05.2, 403.06.3 & 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. The applicant may pursue an exemption when the Gross Drive Interceptor is completed.
 9. [SLDO:402.05.4 & 403.05] – Provide a revised Storm Water Management Plan. It appears that an inlet was added in the vicinity of Basin #1.
 10. [SLDO:402.05.11 & 403.05] – Provide a Carbonate Assessment Report. Note: if the Carbonate Assessment Report submitted with the Preliminary Plan is unchanged, it may be submitted by reference as opposed to full text submission.
 11. [SLDO:403.01] – (a.) Several of the line labels for the drainage and sanitary sewer easements are not legible due to an overlap of labels (refer to Sheet 5 of 13). Please review and revise as appropriate to improve legibility. (b.) Prior to recording, the plan must be reduced to 18” x

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- 24” and be legible. Submission of a proof set prior to recording is required.
12. [SLDO:403.04.2] – (a.) It appears that the description of all lot lines on Sheet 4 of 13 is incomplete. For, example several descriptions lack either a distance or a bearing or both. Please review and revise as appropriate. (b.) It appears RC8 is not labeled on the plan. Please review and revise as appropriate. (c.) Please remove or identify the curve data listed in the Tables provided on Sheet 4 of 13 that do not apply to this Phase. Please review and revise as appropriate. (d.) Provide sufficient bearings and distances to define the residual tract and label the acreage of the residual tract on the site plan.
 13. [SLDO:403.04.3] – Provide locational dimensions for all easements (e.g., PP&L and Columbia Gas Transmission Easement) with sufficient detail to provide easy on-site location. Easements which do not follow property lines shall be located by a centerline metes and bounds description.
 14. [SLDO:403.06] – Provide signatures and seals of responsible professional(s) on plan after the last plan revision.
 15. [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.
 16. [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.
 17. [SLDO:403.06.1] – Provide a statement on the Plan acknowledging Final Plan approval (see Appendix No. 5).
 18. [SLDO:403.06.6, 613.03 & 614.02] – (a.) All new street names are subject to approval by the Township and the U.S. Postal Service. Provide letters before Final Plan approval. (b.) Provide notification from the Silver Spring Township Authority of the existing ability to provide sanitary sewer service, approval of the design plans and acceptance of Performance Guarantees shall be submitted

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as a condition of Final Plan approval. (c.) 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.

19. [SLDO:403.06.8] – Improvement Guarantee in accordance with Article V is required prior to plan recording.
20. [SLDO:403.06.11] – An executed Memorandum of Understanding is required prior to plan recording.
21. [SLDO:506] – Provide a note on the plans stating to the effect that it shall be the responsibility of the applicant to arrange a pre-construction meeting and all required inspections prior to initiating construction activities.
22. [SLDO:508] – (a.) Provide a “Driveway Curb Cut” detail which includes expansion joints. (b.) Revise the sidewalk detail to include all relevant information (e.g., concrete strength, expansion and contraction joints, etc.). (c.) The “Typical Road Section” detail does not appear to provide 50 feet. Review and revise as appropriate.
23. [SLDO:602.03] – (a.) Identify the improvements on Konhaus Road associated with Danbury Drive in future Phase 4. (b.) The Konhaus Road ‘T’ intersection heading west does not identify the limits of curbing/paving/improvement on Sheet 8 of 13. Please review and revise as appropriate. (c.) Clarify if a horizontal curve is proposed at the tie in. (d.) It appears there is grading proposed outside of the right-of-way in the vicinity of “Section 12” on Sheet 11 of 13. Please review and revise as appropriate. (e.) It appears there is a utility pole to be relocated on the “Konhaus Road Intersection Detail” located on Sheet 12 of 13. Please review and revise as appropriate.
24. [SLDO:602.07] – Revise General Note #18 to state in effect that street signs including name and traffic control shall be installed by the Township and funded by the developer.

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25. [SLDO:602.10] – The minimum cartway width of a cul-de-sac shall be eighty (80) feet in diameter. It appears that this requirement is not met for the cul-de-sac located on Osborne Court. Please review and revise as appropriate.
26. [SLDO:604.01.10 & 604.02.6] – (a.) It appears that a handicap ramp is not provided on the east side of Danbury Drive at the intersection of Danbury Drive and Konhaus Road. Please review and revise as appropriate. (b.) The pedestrian crossing and associated handicap ramps located at the intersection of Danbury Drive and Osborne Court shall be reconfigured to affect a shorter crossing path.
27. [SLDO:611.02.d] – Provide a plan note stating to the effect that the street trees shall be planted between the street right-of-way line and the building setback line.
28. [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):

29. [SWMO:304.01.8] – Provide on Plan Sheet 1 of 13 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.
30. [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.
31. [SWMO:304.04.5] – 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 form acceptable to the Township Solicitor.

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32. [SWMO:304.04.7] – Provide verification of NPDES, DEP or County Conservation District approval for erosion and sedimentation control.
33. [SWMO:402.05] – The Township shall be provided with assurance that the proposed point of concentrated discharge will have no impact on the downstream property for all design events. Easements and an agreement between the developer and the downstream property receiving the runoff shall be submitted for review and approval by the Township Solicitor.
34. [SWMO:402.08.8] – Label the 100-year water surface elevation for Basin #1 on the Grading Plan, Sheet 6 of 13.
35. [SWMO:402.20] – If the project design relies on future improvements at Traditions at Silver Spring, an agreement between the developer and the downstream property receiving the runoff must be submitted for review and approval by the Township Solicitor.

GENERAL COMMENTS:

36. 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 Final Subdivision Plan and associated reporting.
37. The plan must be certified by the surveyor/engineer.
38. The landscaping plan on sheet 7 should show any existing healthy trees that will be preserved (Zoning, Section 316.9.2).
39. Will the portions of the sidewalk and curb that are not within the property of a landowner be maintained by the Homeowners Association?
40. Provide an access agreement that allows the walking path on property of TOA or reconfigure the trail so as not to encroach on property of others.

The motion carried.

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S K REALTY
MANAGEMENT,
LD2008-15P

Mr. Frank Gally, of Skelly and Loy, and Mr. Adam Kirschenbaum, owner, discussed the SK Realty Management preliminary land development plan with the Board.

After a lengthy discussion, on a Pierce-McLain/DiFilippo motion, the Board of Supervisors denied the SK Realty Management preliminary land development plan, LD2008-15P, due to the following deficiencies:

WAIVERS

1. [SLDO:301 & 303] – The applicant is requesting relief from the requirement to submit a Preliminary Plan. This waiver is requested on the basis that the site is already partially developed as an industrial site with an existing warehouse building and parking. The property is located in an industrial area of the Township with other warehousing facilities the intent of the plan is to expand the existing building to the east and add a second warehouse building on the property. Access to the property already exists. Therefore, no new roads are required for this project or any utility main extensions. *This waiver was denied by the Board.*
2. [SWMO:402.08.1] – The applicant is requesting relief from the requirement that the maximum water depth not exceed six (6') feet, unless approved by waiver of the Township. Specifically, the waiver is requested to allow the maximum water level of proposed Storm Water Basin A to be 7.79 feet when functioning for the 100-year design frequency storm event. To comply with other elements of the Storm Water Ordinance, the bottom of the existing Storm Water Basin A needed to be lowered. Lowering the basin bottom allows for the basin to have a bottom slope of 1% with a low flow channel and increasing the depth of the basin provides additional storage reducing the potential for development of backwater conditions which may inhibit drainage from off-site upstream areas including runoff from North Locust Point Road and Dauphin and Fry Drives. The

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entire property is fenced thereby limiting unauthorized access to the basin. *This waiver was denied by the Board.*

PLAN DEFICIENCIES:

ZONING ORDINANCE OF 2007 (ZO):

1. [ZO:222.2] – Permitted Use
Provide a description of the intended use.
2. [ZO:222.8.3] – Rear Yard Setbacks
All buildings, structures, and off-street loading areas shall be set back at least thirty-five (35') feet from any rear property lines. All outdoor storage areas and off-street parking lots shall be set back at least twenty-five (25') feet from any rear lot lines. It appears the off-street parking and off-street loading setbacks provided on Sheet 2 of 12 are incorrect. Please review and revise as appropriate.
3. [ZO:222.12] – Landscaping
Provide a minimum twenty (20') feet wide landscape strip along all property lines.
4. [ZO:222.15] – Outdoor Storage
All outdoor storage area shall be screened from adjoining roads and properties.
5. [ZO:301.1] – Fences and Walls
Within the I-2 Zone, fences shall not exceed a height of ten (10') feet in any yard. Please provide plan information to confirm that the proposed fence will not exceed a height of ten (10') feet.
6. [ZO:302.4] – Dumpsters
All trash dumpsters shall be located within the side or rear yard, screened from adjoining roads and properties, and completely enclosed within a sight tight masonry or fenced enclosure equipped with a self-latching door or gate. Provide a plan detail and screening in accordance with the requirements of this Section. Verify that one (1) dumpster is sufficient for the entire site.

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7. [ZO:313] – Outdoor Signs
Provide a plan note that state in effect that review and approval of this plan does not constitute approval of the outdoor signs. The permitting procedure for review and approval of Outdoor Signs is provided in Zoning Ordinance Section 313.
8. [ZO:343.2] – Warehousing and Wholesale Trade Establishments
The applicant shall provide a detailed description of the proposed use for each of the topics 1 through 4 in accordance with the requirements of this Section.
 - a) Nature of activities and operations, type of materials stored, frequency of distribution, period of storage, method of disposal;
 - b) Scale of operations in terms of market, floor space, number of employees;
 - c) An environmental impacts generated (e.g. odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, storm water, solid waste, etc); and
 - d) A professional prepared traffic study.
9. [ZO:345] – Tree Planting
Provide street trees in accordance with the requirements of this Section.
10. [ZO:347] – Control of Light and Glare
The applicant shall submit a lighting plan.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2007 (SLDO):

11. [SLDO:301] – The Township’s Lot Consolidation Form may be used to consolidate the three (3) lots. The Lot Consolidation shall be recorded prior to recording the Land Development Plan.

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12. [SLDO:301] – A preliminary plan application is required for land development that creates fifty (50) or more parking spaces. The applicant is requesting a waiver of this requirement.
13. [SLDO:304.02] – Emergency Management Council (EMC) review and approval is required. Sprinkler system design information shall be provided to the EMC and the Building Codes Department for their review and approval. Provide general plan notes stating in effect that:
 - a) Connection to the sprinkler system shall be by a 5-inch Stortz with a 30 degree angle;
 - b) All building(s) shall be equipped with a Knox Box, and;
 - c) All existing and new fire hydrants shall be equipped with 5-inch Stortz couplings.
14. [SLDO:304.02] – The building design must meet or exceed the Pennsylvania Universal Construction Code (Pa. UCC) requirements.
15. [SLDO:304.03] – An adequacy letter from the Cumberland County Conservation District is required prior to recording the plan.
16. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
17. [SLDO:305.01 & 305.04] – The plan includes a "Waiver Request Document"; however, for waivers to be considered as part of the application, a signed and dated "Application for Consideration of a Waiver" is required for each waiver being requested. All waiver requests shall have a corresponding note on the plan indicating the ordinance name, ordinance section, section description, and the date the waiver was granted by the Board of Supervisors.
18. [SLDO:402.02.1 & 403.02] – Revise the cover sheet and/or the title blocks to include a consistent Project Title.

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19. [SLDO:402.02.10 & 403.02] – Provide Zoning Ordinance District of the surrounding land.
20. [SLDO:402.02.11 & 403.02] – Provide a statement on the plans listing any existing zoning variances or conditional uses, including all requirements for such variances or conditional uses.
21. [SLDO:402.03.1 & 403.03] – Clearly indicate a benchmark within or immediately adjacent to the subject tract. Indicate the relationship of the benchmark's elevation to the National Geodetic Vertical Datum, of 1929 (NGVD'29).
22. [SLDO:402.03.4 & 403.03] – Provide existing features within two hundred (200') feet of the subject tract.
23. [SLDO:402.03.6 & 403.03] – Show the 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.
24. [SLDO:402.04.4 & 403.04] – Architectural building elevation drawings shall be provided.
25. [SLDO:402.04.8 & 403.04] – A schedule for demolition of existing structures shall be acknowledged on the drawings.
26. [SLDO:402.04.12 & 403.04] – Indicate monumentation type for proposed lot corners and include a note (within the general notes) regarding when the lot corners will be set. Also, note which, if any, of the lot corners were found as existing.
27. [SLDO:402.05.2 & 403.05] – Sewer Facilities Planning module or exemption is required for adoption by Silver Spring Township and approval by the Department of Environmental Protection.
28. [SLDO:402.05.6 & 403.05] – Provide a Traffic Impact Report in accordance with the requirements of SLDO:402.05.6. The applicant shall contact the Township Engineer concerning the scope of the study.

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29. [SLDO:402.05.8 & 403.05] – Provide evidence of Pennsylvania Historical and Museum Commission (PHMC) notification and response.
30. [SLDO:402.05.10, 403.05 & 610.02] – Provide evidence of PNDI notification and response. Also, show the location of wetlands within the subject tract or provide testimony from a trained professional that no wetlands were found.
31. [SLDO:402.05.11 & 403.05] – The applicant has submitted a Carbonate Assessment Report prepared by Skelly and Loy and dated October 2008. The Report is currently under review; comments will be provided under the next review letter.
32. [SLDO:402.06.1, 403.06 & 607.07] – Provide a copy of the right-of-way agreements or letters from the owners or lessees of all easements and right-of-ways stating any conditions on the use of the land and the minimum building setback and/or right-of-way line.
33. [SLDO:402.06.2 & 403.06] – Prior to recording, all seals, signatures, and notarizations must be provided. 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. Provide the appropriate certification statements in accordance with the SLDO Appendices. Please note that the Cumberland County Planning Commission review certificate has changed from what appears in Appendix 3.
34. [SLDO:402.06.3 & 403.06.4] – The Cumberland County Recorder of Deeds requires that the name and title of the person signing the plan as the Owner or Equitable Owner (if a corporation) be provided on the plan.
35. [SLDO:403.01] – Prior to recording, the plan must be reduced to eighteen-by-twenty-four (18" x 24") inches and must be legible to the satisfaction of the Township Engineer. To facilitate this, the applicant shall submit a "proof" copy for a legibility review prior to submitting copies for recording.

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36. [SLDO:403.04.02] – Provide the complete description of all lot lines on each sheet of the plan, where applicable.
37. [SLDO:403.04.3] – All easements shall include information sufficient to accurately locate the easement within the property boundary. Where the easement is not uniform to the centerline, provide the description of the actual easement line.
38. [SLDO:403.04.5] – For all proposed buildings, provide information to tie two opposing building corners to existing physical features on the site. Each proposed point shall be tied to at least two existing physical features.
39. [SLDO:403.06.8] – An Improvement Guarantee in accordance with Article V is required prior to plan recording.
40. [SLDO:403.06.9] – Provide a statement on the Plan that all public improvements will comply with the latest edition of Township's Improvements Specifications Manual.
41. [SLDO:403.06.11] – An executed Memorandum of Understanding is required prior to plan recording.
42. [SLDO:403.06.13] – Provide a statement on the Plan that the improvements will be constructed in accordance with the Plan and all applicable ordinances.
43. [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.
44. [SLDO:506] – Provide a note on the plans stating to the effect that it shall be the responsibility of the applicant to arrange a pre-construction meeting and all required inspections prior to initiating construction activities.
45. [SLDO:507] – Provide a note on the plans stating to the effect that upon completion of all required improvements and prior to final inspection of the improvements, the developer shall submit an “As-Built” plan in conformance with the requirements of this Ordinance.

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46. [SLDO:508] – Revise the “Typical Storm Sewer Trench” detail on sheet C-9 to be in accordance with the trench details as shown in the Township’s Improvement Specification Manual. In addition, revise the curb detail on Sheet C-10 to be in accordance with the curb detail as shown in the Improvement Specification Manual for a non-residential street curb. Finally, provide a note on the sidewalk detail that indicates a minimum width of four (4’) feet.
47. [SLDO:602.18.1] – Provide the centerline description and the profile for the access drives to demonstrate compliance with the requirements of Section 602.08 of the SLDO.
48. [SLDO:602.18.2] – The minimum horizontal curve radius for access drives as measured along the centerline is seventy-five (75’) feet.
49. [SLDO:602.18.3.(g)] – Provide plan information to demonstrate that all access drive intersections will comply with the requirements of this Section.
50. [SLDO:602.18.3.(h)] – Provide clear sight triangle and sight distance in accordance with SLDO Sections 602.17.3 and 602.13.
51. [SLDO:602.18.5] – When vehicular parking is prohibited along access drives, the prohibition must be acknowledged on the plan and properly signed along the cartway.
52. [SLDO:603.04] – Parking spaces shall be guarded by curbs or other protective devices, so parked vehicles cannot project into sidewalks.
53. [SLDO:603.06] – Indicate the typical parking space dimensions conforming to the requirements of this section.
54. [SLDO:603.07] – Provide the required number of ADA compliant parking spaces. All grades and parking lots/spaces shall be ADA compliant.

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55. [SLDO:603.08] – Proposed parking aisle widths shall be twenty-six (26') feet.
56. [SLDO:603.09] – All paved or concrete parking lots shall be adequately marked and maintained for the purpose of defining parking stalls. As a minimum, the lines of all parking stalls shall be solid and four (4") inches in width.
57. [SLDO:603.10] – A minimum radius of four (4') feet is required for curbs in parking areas.
58. [SLDO:603.11] – All dead end parking lots shall be designed to provide sufficient back up areas for all end stalls.
59. [SLDO:603.12] – Provide a lighting plan in accordance with the latest edition of the Illuminating Engineering Society of North America (IESNA) guidelines. In addition, provide a plan note that states in effect that due to vegetation, topography, and other unforeseen circumstances, the site lighting must be reviewed, evaluated, and approved after installation but before the issuance of a Certificate of Occupancy.
60. [SLDO:603.14 & SLDO:611.03] – Interior landscaping shall be provided in accordance with the requirements of this Section. Provide a landscaping plan, which demonstrates compliance with this requirement.
61. [SLDO:604.01.10 & 604.02.6] – Provide a plan note stating to the effect that sidewalks and curb shall conform to the Americans with Disabilities Act Accessibility Guidelines, the International Building Code and the American National Standard (ANSI). Show the location(s) of proposed handicap ramps.
62. [SLDO:605.04.4] – All lots shall front on a public street.
63. [SLDO:607] – Easements shall be provided for all storm water drainage facilities (e.g. storm water basins and storm water collection system). Complete descriptions of all easement areas shall be provided, so as to easily locate the easement area in the field. The ownership

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and maintenance responsibilities shall be clearly identified and in a language acceptable to the Township Solicitor. It appears that an easement may be necessary for the outfall from Basin A as well as for the proposed Channel A.

64. [SLDO:609] – A Storm Water Management Permit for a Major Land Disturbance will be required prior to initiation of land development activities.
65. [SLDO:611.02] – Provide street trees in accordance with the requirements of this Section.
66. [SLDO:611.03] – Provide a landscaping plan that demonstrates compliance with the requirements of this Section. Ensure that landscaping includes a combination of three (3) or more landscape elements, as required by this section.
67. [SLDO:613.03] – Provide a letter from the Silver Spring Township Authority of the existing ability to provide sanitary sewer service, approval of the design plans and acceptance of Performance Guarantees.
68. [SLDO:614.02] – Provide a letter from the water utility indicating the ability to provide water service, approval of the design plans, and acceptance of Performance Guarantees.
69. [SLDO:616] – All commercial, industrial, institutional and health-care related uses shall be required to provide detailed information regarding materials and waste handling, in accordance with the requirements of this ordinance.

STORM WATER MANAGEMENT ORDINANCE OF 2007 (SWMO):

70. [SWMO:304] – The applicant has submitted a Storm Water Management Plan prepared by Skelly and Loy and dated October 2008. The Plan is currently under review; comments will be provided under the next review letter.

The motion carried.

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OTHER PERTINENT BUSINESS

WILLOW LAKE, 2001-14F – LETTER OF CREDIT REDUCTION REQUEST

On an Eakin/Griffie motion, the Board of Supervisors approved a reduction in the Letter of Credit to \$47,700.10 for the Willow Lake final subdivision plan, 2001-14F.

The motion carried.

Supervisor Eakin questioned the status of the Silver Spring Square improvements. Mr. Dawood replied that he received correspondence concerning the design of the center access traffic island and is expecting a revised design to be submitted. Supervisor Eakin questioned the August 1st deadline for the Walnut Point. Ms. Martini replied that Mr. Stoner has requested an inspection of the Phase 1 improvements. Supervisor Eakin mentioned that approximately forty (40) Township residents had liens filed on them for nonpayment of their Penn Waste bills. Mr. Stine answered that an ordinance was adopted approximately 3 years ago authorizing that procedure. Supervisor Eakin asked if the Township has received any payment from the Friends of Willow Mill. Staff advised that no payment had been received to date. She also questioned the “Buckle up Sign” on Hogestown Road. Sergeant Hippensteel replied that it is the signboard that is displayed at various locations throughout the Township.

Supervisor DiFilippo questioned Sergeant Hippensteel if he was able to get a definition of a truck. Sergeant Hippensteel replied that the District Justice informed him that the Silver Spring Township ordinance is so vague that it is up for interpretation. District Justice Placey recommends writing an ordinance that limits Woods Drive to passenger vehicles only and use the definition of a passenger vehicle from PennDOT.

Supervisor LeBlanc discussed changing the personnel who are authorized to sign checks as recommended by the Township independent and for, Zelenkofske Axelrod, LLC. Mr. Cook recommended that this suggestion be deferred until the Board’s August 12 Workshop agenda to allow time to research the change.

The New Kingstown Vision thanked the Board for its action denying the S K Realty, Inc. land development plan.

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Mr. Jim Funkhouser questioned what could be done about the collection of junk at the corner of Hogestown Road and Woods Drive. Mr. Cook advised that Mr. Hall will notify the resident that he is in violation of the Zoning Ordinance.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 10:29 pm by general consensus.

Recorder: _____
Kathy Kramer

APPROVED: _____
Chairman

Secretary