

## MINUTES

### BOARD OF SUPERVISORS REGULAR SESSION

SEPTEMBER 23, 2009  
6:30 PM

The Silver Spring Township Board of Supervisors met in a regular session on Wednesday, September 23, 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; and Ms. Kathy K. Kramer, Assistant Secretary.

#### Others present:

Dave Lenker	Gary Lawrence
Cindy Deik	Dick Deik
Carole Spahr	Ken Spahr
Kim Distenfeld	John Rowland
Delores Sunday	Creedin Sunday
Nate Spade	Ken Stevenson
Wayne Stevenson	G. Diener
J. Ruth	L. Spenard
Rich Shoaff	Nancy Shoaff
Kathi Pifer	Kathy Hooker
Patricia Kuhn	Marlin Wood
Dave Martin	Paul Beckwith
Valerie Greene	Jerry Booz
Bill DeVore	Rhoda Ioerger
Maynard Nailor	Donna Filson
John Filson	Chris Pecora
Mark Basehore	Jason Melham
Linda Thomas	Dave Weibrecht
Connie Thomas	Heather Zielonis
Greg Cross	J. L. Bruner
Dale Miller	George Weimer
Rachel Manning	Grace Stoner
Libby Gibson	Charles Junkins

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The Board recognized Mr. Bill Cook for 25 years of service with Silver Spring Township.

### PETITIONS AND COMMENTS

A Township resident questioned the Rahal car dealership's access to the Carlisle Pike. Ms. Martini explained that the Highway Occupancy Permit was issued by PennDOT to allow them access onto the Carlisle Pike. The Township has requested a meeting with PennDOT to discuss this permit issuance.

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

### PUBLIC HEARINGS

#### ORDINANCE 14 OF 2009 – VACATING A PORTION OF MILLFORDING ROAD

Chairman LeBlanc turned the conduct of the public hearing for Ordinance 14 of 2009 – Vacating a Portion of Millfording Road over to the Township Solicitor, Mr. Steve Stine, at 6:35 pm.

The hearing was advertised in The Sentinel on September 2, 2009.

The hearing was declared closed 6:36 pm.

#### ORDINANCE 15 OF 2009 – ONLOT SEWAGE SYSTEMS

Chairman LeBlanc turned the conduct of the public hearing for Ordinance 15 of 2009 – Onlot Sewage Systems over to the Township Solicitor, Mr. Steve Stine, at 6:36 pm.

The hearing was advertised in The Sentinel on September 2, 2009.

The hearing was declared closed 6:38 pm.

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APPROVAL OF MINUTES  
AUGUST 26, 2009,  
SEPTEMBER 1, 2009, AND  
SEPTEMBER 9, 2009

On an Eakin/Pierce-McLain motion, the Board of Supervisors approved the minutes from the meetings held on August 26, 2009, September 1, 2009, and September 9, 2009 as revised.

The motion carried.

### REPORTS

#### POLICE

Nothing additional.

#### ENGINEER

No additional report.

### TREASURER REPORT

Ms. Kathy Kramer read the Treasurer's report for the month of August 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/DiFilippo motion, the Board of Supervisors approved the expenditures since August 26, 2009.

The motion carried.

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#### OLD BUSINESS

#### SILVER SPRING SQUARE, LD2005-9 – INTERSECTION DISCUSSION AND IMPROVEMENT UPDATE

Mr. Paul Beckwith, of Regency Centers, discussed the Silver Spring Square improvements with the Board. The crosswalks and the 5 new knee walls have been completed. The traffic signal has been installed and the road work has been completed at the Pennsy Supply/Triangle Car Wash and Route 11. The traffic signal should be operating in approximately 2 weeks.

By general consensus, the Board of Supervisors approved the final design for the center intersection of the Silver Spring Square. It was noted that the work should be completed in 3 – 4 weeks.

#### NEW BUSINESS

#### ORDINANCE 14 OF 2009 – VACATING A PORTION OF MILLFORDING ROAD – DECISION

On a DiFilippo/Pierce-McLain motion, the Board of Supervisors adopted Ordinance 14 of 2009 that vacates a portion of Millfording Road because of the relocation of a portion of the road. In addition, Ordinance 14 of 2009 contains a severability clause, repealer, and effective date.

The motion carried.

#### ORDINANCE 15 OF 2009 – ONLOT SEWAGE SYSTEMS – DECISION

On a Pierce-McLain/Eakin motion, the Board of Supervisors adopted Ordinance 15 of 2009 that amends Ordinance 7 of 2009, governing municipal management of onlot sewage systems in Silver Spring Township, by providing the ability for an individual to apply for a waiver of any mandatory provision of Ordinance 7 of 2009.

The motion carried.

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RIVENDELL COMMUNITY  
CENTER, LD2004-10F –  
LETTER OF CREDIT  
REDUCTION REQUEST

On an Eakin/Griffie motion, the Board of Supervisors approved a reduction in the Letter of Credit to a balance of \$305,183.25 for the Rivendell Community Center, final land development plan, LD2004-10F.

The motion carried.

CARMELLA ON WOODS,  
LD2007-11F, PHASE 2 –  
RE-APPROVAL

Mr. Jason Melham, of Melham Associates, PC, discussed the Carmella on Woods, final land development plan, LD2007-11F, with the Board of Supervisors.

Consideration of Developer  
Agreement for Bond on Phase 3  
Improvements

On a Griffie/Eakin motion, the Board of Supervisors approved an amendment to the Improvement Guarantee to reduce the scope of the Public Improvements to Phase 2 and withholding the issuance of any building permits for Phase 3 until the financial security has been established.

The motion carried.

Consideration of a Reduction in  
the Letter of Credit

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved a reduction in the Letter of Credit for Phase 2 to \$1,261,462.46 for the Carmella on Woods, final land development plan, LD2007-11F.

The motion carried.

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#### MUNICIPAL BUILDING PROJECT

#### Certified Commercial Investment Member (CCIM) Proposal

On a Pierce-McLain/Griffie motion, the Board of Supervisors accepted the September 10, 2009 proposal submitted by Mr. Keith Sultzbaugh, CCIM, of Apex Realtors. The work is to be completed within 30 business days with weekly reports to be provided detailing work to date and costs to the Township. The approved rate is \$100.00 per hour.

The motion carried.

#### Geotechnical Report

Mr. Bony Dawood, Township Engineer, reported that the boring has been completed. The results were favorable with the conditions being average to above average.

Following extensive discussion, on a DiFilippo/Eakin motion, the Board of Supervisors stopped all architectural work on the new municipal building project until receipt and review of the report from the Certified Commercial Investment Member.

The motion carried.

By general consensus, the Board opted to convene a subcommittee of Mr. Bill DeVore, Mr. Nate Spade, Supervisor Vince DiFilippo, Supervisor Jackie Eakin, and Mr. David Martin to create a long-term financial plan.

#### LAND DEVELOPMENT PLANS

#### J. L. RUTH ELECTRIC, LD2009-3F

Mr. Dave Weihbrecht, of Alpha Consulting, Inc., discussed the J. L. Ruth Electric, final land development plan with the Board of Supervisors.

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On a Pierce-McLain/Griffie motion, the Board of Supervisors approved the J. L. Ruth Electric, final land development plan, LD2009-3F, with the following waivers and comments:

#### WAIVERS

1. [SLDO:602.18.1] – Access Drives  
The applicant is granted relief from the requirement to provide a K value of 30 for the vertical alignment of the access drive. This relief is being approved on the basis that the vertical requirements stipulated in the ordinance are for public streets, which would be traveled at much higher speeds than this single driveway. The proposed driveway will have a 60-foot long vertical curve to transition from the entrance slope at +7.55% to the flatter grade of -1.0%.
2. [SLDO:402.05.11] – Carbonate Assessment Report  
The applicant is granted relief from the requirement to provide a detailed carbonate assessment report conditioned on the Township Engineer's approval of the submission.

#### ZONING ORDINANCE OF 2008: (ZO:)

1. [ZO:221.13] – Waste Products  
All dumpsters shall be setback twenty-five (25') feet from all lot lines, please review and revise as appropriate. *While the dumpster location has been revised to be in accordance with this Section of the Ordinance, the labeling associated with this improvement was not moved. Please review and revise as appropriate.*

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

2. [SLDO:304.02] – EMC review and approval is required. Please note: All buildings with sprinkler systems shall be equipped with internal hose bibs for internal fire department connection. If applicable, the building's sprinkler system is required to have five (5") inch Stortz connection with 22-degree elbow. Also, the building must be equipped with Knox Box. All fire hydrants shall be equipped with NST threads and 4 1/2" to 5" Stortz connection with a blind cap.

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3. [SLDO:304.03] – An adequacy letter from the Cumberland County Conservation District is required prior to recording the Plan.
4. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
5. [SLDO:402.04.14 & 403.04] – The waiver requests listed on Sheet 1 of 6 shall be completed upon final action by the Board of Supervisors to include the date the waivers were granted by the Board of Supervisors.
6. [SLDO:403.01] – Prior to recording, the plan must be reduced to 18" x 24" 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.
7. [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.
8. [SLDO:403.06.8] – Provide an Improvement Guarantee, in accordance with Article V, prior to plan recording.
9. [SLDO:403.06.11] – Provide a fully executed Memorandum of Understanding, prior to plan recordation.
10. [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.
11. [SLDO:607] – The ownership and maintenance responsibilities for the proposed storm water easement(s) shall be clearly identified and in a language acceptable to the Township Solicitor.

### STORM WATER MANAGEMENT ORDINANCE OF 2007 (SWMO):

12. [SWMO:303.02] – A Storm Water Management Permit for a Major Land Disturbance will be required prior to initiation of earth moving activities.

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13. [SWMO:304.04.7] – Provide verification of NPDES, DEP or County Conservation District approval for erosion and sedimentation control.
14. [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 is requesting a waiver of the requirement to submit a Carbonate Assessment Report.

### GENERAL COMMENTS

15. 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 Land Development Plan.

### ADDITIONAL COMMENTS

16. The plan should be certified by the surveyor/engineer.
17. In order to accommodate the sale and development of the property as proposed for the J. L. Ruth Electric, Land Development Plan, the Westhaver Estates Final Subdivision Plan, 2006-6F, must be withdrawn.
18. [SWMO:402.05] – Provide sufficient plan information to demonstrate that discharge from the proposed swale will flow directly into the existing storm sewer system.

The motion carried.

By general consensus, the Board of Supervisors and staff will consider comments from Mr. Dave Weihbrecht regarding the Carbonate Assessment Report section of the Subdivision and Land Development Ordinance.

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### THE BRIDGES AT BENT CREEK, LD2009-4F

Mr. Dave Weihbrecht, of Alpha Consulting, Inc., discussed The Bridges at Bent Creek, final land development plan, with the Board of Supervisors.

On an Eakin/DiFilippo motion, the Board of Supervisors approved The Bridges at Bent Creek, final land development plan, LD2009-4F, with the following waivers and comments:

#### WAIVERS

1. [SLDO:402.03.4 & 403.03] – Existing Features  
The applicant is granted relief from the requirement to provide existing features located within two hundred (200') feet of the subject tract. This relief is being approved on the basis that there are no new public improvements proposed. Also, all of the proposed work will be done internally and will not affect anything offsite.
2. [SWMO:402.01.2] – Pre-Development vs. Post-Development  
The applicant is granted relief from the requirement to design the project so that the peak discharge of the post-development runoff does not exceed the peak discharge of the pre-development runoff. This relief is being approved on the basis that since this project is located within the lower portion of the Conodoguinnet Creek watershed, it is common practice within this area not to detain storm water runoff allowing it to leave the site before the flood waters from upstream reaches the site. The original subdivision and land development plans for this site do not make any provisions for detention that would control the difference between pre- and post-development discharges. Also, this project is not proposing any changes to the existing storm water facilities located on site. All storm water conveyance has been evaluated and found to be adequately sized to handle all improvements.

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#### ZONING ORDINANCE OF 2008: (ZO:)

1. [ZO:301.1] – Fences and Walls  
Provide details for the proposed fence to demonstrate compliance with the requirements of this section of the Ordinance. *Please revise General Note #19 to reference walls not “wells.”*

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

2. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
3. [SLDO:402.02.11 & 403.02] – Please revise General Note #13 to include any requirements associated with the variance.
4. [SLDO:402.04.13 & 403.04] – Please provide a ground floor elevation for the proposed building expansion.
5. [SLDO:402.04.14 & 403.04] – The waiver requests listed on Sheet 1 of 5 shall be completed upon final action by the Board of Supervisors to include the date the waivers were granted by the Board of Supervisors. *The waiver request for Section 603.01 was withdrawn by the applicant. Please review and revise the “Modifications of Requirements” as appropriate.*
6. [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 PA Department of Environmental Protection. *The referenced letter (i.e., dated August 18, 2009) was not included with the submission.*
7. [SLDO:403.01] – Prior to recording, the plan must be reduced to 18" x 24" 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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8. [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.
9. [SLDO:403.06.2] – Please revise the County Planning Review Statement to reference the Cumberland County Planning Department and Director of Planning.
10. [SLDO:403.06.8] – Provide an Improvement Guarantee, in accordance with Article V, prior to plan recording.
11. [SLDO:403.06.11] – Provide a fully executed Memorandum of Understanding, prior to plan recordation.
12. [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.

### STORM WATER MANAGEMENT ORDINANCE OF 2007: (SWMO)

13. [SWMO:301] – A Storm Water Management Permit will be required prior to initiation of land development activities.
14. [SWMO:303.02] – The Storm Water Management Report that accompanies the record documents shall include the signed and sealed statement in Appendix 3. *The report should be signed and sealed after the last plan revision.*
15. [SWMO:402.02] – Show that a means for the safe overland conveyance of the post development 100-year storm event is available without causing damage to any public or private property. *It appears that the system is surcharging at STMH-4 during the 25-Year Storm Frequency Event. Please review and revise as appropriate.*

### GENERAL COMMENTS

16. 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 Land Development Plan.

The motion carried.

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SUBDIVISION PLANS

TEXACO ROAD (MIKE GREENE) 2009-4P

Mr. Dave Weihbrecht, of Alpha Consulting Engineers, Inc., discussed the Texaco Road (Mike Greene), preliminary subdivision plan, with the Board of Supervisors.

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the Texaco Road (Mike Greene), preliminary subdivision plan, 2009-4P, with the following waiver and comments:

### WAIVER

1. [SLDO:402.03.4] – The applicant is granted 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 granted 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.

### 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. *The Zoning Officer shall determine if this new information has any bearing on the current proposal.*

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### 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:402.03.6] – 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. *Please provide a written description of the methods that will be used to protect the remaining trees. In addition, consideration should be given to preserving where possible the trees identified within the limits of disturbance.*
5. [SLDO:402.04.11] – Provide proposed names for new streets.
6. [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.
7. [SLDO:402.05.11, 617] – A Carbonate Assessment Report prepared by Alpha Consulting Engineers, Inc., dated May 22, 2009 and last revised June 11, 2009 was received. Based on our review of the report, we offer the following comments:
  - a. 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.

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*The response to comments indicates additional bedrock will be removed. Minimum thicknesses need to be added to the infiltration drawing, and a note indicating bedrock will be removed as necessary to assure adequate filter thickness.*

- b. 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). *Provide a map of the site showing all karst features or feature indicators.*
- c. 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). *Provide a plan note indicating the recommendations presented in the Alpha Consulting Engineer’s Carbonate Assessment Report dated May 22, 2009, revised June 11, 2009 will be implemented during construction. Furthermore, inspection activities and records will be subject to review by the Township.*
- d. [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...”

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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 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. *The locations of the karst features have not been defined, although the potential presence of these features has been acknowledged.*

8. [SLDO:402.06] – Provide signatures and seals of responsible professional(s) on plan after the last plan revision.
9. [SLDO:602.07] – All new street names are subject to approval by the Township and the U.S. Postal Service.
10. [SLDO:613.03] – Silver Spring Township Authority approval is required. Provide Authority acknowledgement of sufficient capacity to serve the proposed project.
11. [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.
12. [SLDO:615] – Recreational Advisory Council (RAC) review and approval is required.
13. [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 final plan recording.

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### STORM WATER MANAGEMENT ORDINANCE OF 2007: (SWMO)

14. [SWMO:303.02] – A Storm Water Management Permit for a Major Land Disturbance will be required prior to initiation of earth moving activities.
15. [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.
16. [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.
17. [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.
18. [SWMO:304.04.7] – Provide verification of NPDES, DEP or County Conservation District approval for erosion and sedimentation control.
19. [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 are provided above under comment number 7.*
20. [SWMO:402.02] – All developments shall include design provisions that allow for overland conveyance of the post

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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 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. *It appears the HGL elevation for EW1 is incorrect based on a water surface elevation of 434.50 given for the basin routing for the 100-year storm frequency. Please review and revise the Storm Sewer Tabulation for the 100-year return period as well as the information included under the section of the report entitled "100-Year Storm Analysis". In addition, it appears that the HGL elevation for EW1 is incorrect for the 25 and 10-year storm frequency Storm Sewer Tabulations. Please review and revise as appropriate.*

21. [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 on page 84 while the contours on the plans provide a crest elevation of 437.46. In addition, the top of berm is indicated as 438 on page 83 while it is labeled as 437.60 on the plans. 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 118. The berm outfall elevation on page 118 of the report is identified as 437.75 while the emergency spillway elevation listed on the plans is 437.46 and that used in the Outlet Structure Configuration on page 84 is 437.*

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*Please review and revise in order that all references are consistent.*

22. [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.,  $434.54 - 431 = 3.54 \neq 3.45$ ). *The value for “Y” has been revised; however, the revision is based on the previous reported elevation for the 100-year routing. Because the drainage areas were modified in the latest revised report, the 100-year elevation has also changed. Please review and revise as appropriate.*

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23. 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.
24. [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 access shall be restricted to the impoundment area because the slopes are greater than five (5) horizontal to one (1) vertical (SWMO:402.08.4).*

### ADDITIONAL COMMENTS

25. [SWMO:402.01.1] – The post-development drainage areas have been modified in the Storm Water Management Report dated April 9, 2009 and last revised July 13, 2009. These modifications are not reflected in the Summaries of Drainage Areas for Area #2 and Area #3 located on page 8 of the report. Based on the revised data, the post-development peak discharge for Drainage Area #2 no longer complies with the allowable peak discharge for the 25-year design frequency. Please review and revise as appropriate.

The motion carried.

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MARK R. & SHIRLEY Z.  
BASEHORE, 2009-9F

Mr. Charles Junkins, of C. W. Junkins Associates, Inc., discussed the Mark R. & Shirley Z. Basehore, final subdivision plan, with the Board of Supervisors.

On an Eakin/Griffie motion, the Board of Supervisors approved the Mark R. & Shirley Z. Basehore, final subdivision plan, 2009-9F, with the following waivers and comments:

#### 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 approved on the basis that the purpose of the plan is for lot consolidation only and no improvements or earth disturbance are being proposed.
2. [SLDO:402.03.1 & 403.03] – Existing Features  
The applicant is granted relief from the requirement to provide existing contours. This relief is approved on the basis that the purpose of the plan is for lot consolidation only and no improvements or earth disturbance are being proposed.
3. [SLDO:402.03.4 & 403.03] – 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 approved on the basis that the purpose of the plan is for lot consolidation only and no improvements or earth disturbance are being proposed.
4. [SLDO:402.03.6 & 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 approved on the basis that the purpose of the plan is for lot consolidation only and no improvements or earth disturbance are being proposed.

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5. [SLDO:602.03.1] – Ultimate Right-of-Way  
The applicant is granted relief from the requirement to provide additional right-of-way along Woods Drive due to the minor nature of the plan (lot line revision).

### 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:403.04 & 402.04.14] – The waiver statements shall be updated upon final action by the Board of Supervisors.
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 plan recording.
5. Since Lot 2 is being reduced in size, the proposed lot coverage for Lot 2 should be indicated to ensure it meets the maximum 20% requirement. (Zoning, Section 204.6)

The motion carried.

Request for Planning Waiver  
and Non-Building Declaration

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors approved the Planning Waiver and Non-Building Declaration for the Mark R. & Shirley Z. Basehore, final subdivision plan, 2009-9F.

The motion carried.

1 MEADOWLARK LANE &  
26 FOXANNA DRIVE,  
2009-10F

Mr. Chris Pecora, of Hartman & Associates, Inc., discussed the 1 Meadowlark Lane & 26 Foxanna Drive, final subdivision plan, with the Board of Supervisors.

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On a Pierce-McLain/DiFilippo motion, the Board of Supervisors approved the 1 Meadowlark Lane & 26 Foxanna Drive, final subdivision plan, 2009-10F, with the following waivers and comments:

#### WAIVERS:

1. [SLDO:402.03.1 & 403.03] – Existing Features  
The applicant is granted relief from the requirement to provide existing contours. This relief is being approved on the basis that no earthwork or grading is proposed by the plan and no land development or public/private improvements are proposed.
2. [SLDO:402.03.4 & 403.03] – Existing Features  
The applicant is granted relief from the requirement to provide existing features within two hundred (200') feet of the subject tract. This relief is being approved on the basis that no public or private improvements are proposed.
3. [SLDO:402.03.6 & 403.03] – Existing Features  
The applicant is granted relief from the requirement to identify individual trees with a trunk diameter of 18 inches or greater. This relief is being approved on the basis that all individual trees, regardless of size and wood mass are proposed to be maintained as part of the subdivision process. The existing wooded areas and tree lines are shown on the plan.

#### 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:403.04] – The waiver statements shall be updated upon final action by the Board of Supervisors.
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.

**MINUTES**

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- 4. [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.

The motion carried.

**OTHER PERTINENT BUSINESS**

Mr. Wayne Stevenson questioned what could be done with people collecting money at the Carlisle Pike and Rt. 114 intersection. Chief Sadler explained that this activity is not permitted in the Township.

Supervisor Eakin requested Staff to include the Budgeted numbers for the Total Revenue and the Total Real Estate Tax Revenue sections on the Monthly Revenue Comparison summary sheet.

Supervisor Pierce-McLain asked staff to forward the Cumberland County Planning Commission’s literature on farm tours to Mr. Dennis Hrzic of the Conservation and Preservation Committee.

**ADJOURNMENT**

There being no further business or comments to come before the Board, the meeting was adjourned at 8:30 pm by general consensus.

Recorder: \_\_\_\_\_  
Kathy Kramer

APPROVED: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary