

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

The Silver Spring Township Board of Supervisors met in a regular session on Wednesday, May 26, 2010 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

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

Supervisors present: Chairman Vincent T. DiFilippo, Vice-Chairman Nancy Konhaus Griffie, Supervisor Mary Lou Pierce-McLain, Supervisor David R. Lenker, II, and Supervisor Nathan T. Spade.

Staff members present: Ms. Terri A. Martini, Acting Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony R. Dawood, PE, Township Engineer; and Ms. Kathy K. Kramer, Assistant Secretary.

Others present:

L. Spenard	Jeff Small
Don Murray	Adam Andrechik
John Fitzpatrick	Marie Chomicki
Paula Leicht	John Shambaugh
N. Shelly	Charlie Courtney
G. & J. Diener	J. Funkhouser
Mike Zampelli	Julie Zampelli
Wayne Stevenson	Cheryl Scialpi
Mike Scialpi	Joyce & Jerry Booz
Andrew Williams	Matt Owens
Eugene Graham	Eric S.
Barb Sadler	Jamie Brubaker
Tom Topolski	Creedin Sunday
Dolores Sunday	Jan LeBlanc
Michael Backley	Marlin Wood
Jamie & Ashley Mengle	Joe & Maria Freeman
Allison Burke	Christina Seyler
Scott Wagner	Chris Markley
Frank Gore	Connie & Jim Thomas

PETITIONS AND COMMENTS

Chairman DiFilippo announced that Executive Sessions were held on May 20, 2010, May 24, 2010, and immediately prior to tonight's meeting regarding personnel issues.

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

Ms. Joyce Booze, a Brook Meadow resident, informed the Board that the Home Owners Association was pleased with the drainage improvement work performed by the Highway Department.

Ms. Paula Leicht, of Caldwell & Kearns, questioned if the Bourbon Red Drive drainage issues were scheduled for discussion at this meeting. After discussing the matter with staff and the Township Engineer, the Board directed staff to distribute the engineer's report to the parties involved and schedule the matter on the June 9th agenda.

PUBLIC HEARINGS

ORDINANCE 6 OF 2010 - UNIFORMED EMPLOYEES PENSION PLAN

Chairman DiFilippo turned the meeting over to the Township Solicitor who advised that a public hearing for this Ordinance was not required.

APPROVAL OF MINUTES

APRIL 28, 2010 AND MAY 12, 2010

On a Spade/Lenker motion, the Board of Supervisors approved the minutes from the meeting held on April 28, 2010 and approved the May 12, 2010 minutes with a correction of the date of the Business Advisory Council Golf Tournament.

The motion carried.

REPORTS

POLICE

No additional report.

ENGINEER

No additional report.

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

TREASURER REPORT

Ms. Kathy Kramer read the Treasurer's report for the month of April 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/Lenker motion, the Board of Supervisors approved the expenditures since April 28, 2010.

The motion carried.

OLD BUSINESS

PROPERTY ACQUISITION AND FINANCIAL ANALYSIS UPDATE

Mr. Jason Brockman, of Public Financial Management, Inc., presented the assumptions and analysis of the property acquisition models.

WATERFORD MED PARTNER, INC. Z2010-3 TEXT AMENDMENT

Mr. Andrew Williams discussed the Waterford Med Partner, Inc. Zoning Text Amendment with the Board of Supervisors.

On a Pierce-McLain/Spade motion, the Board of Supervisors referred the Waterford Med Partner, Inc. Z2010-3 Zoning Text Amendment to the Cumberland County Planning Commission and Silver Spring Township Planning Commission for their review and

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

comments and authorized the Township Solicitor to put the amendment in the form of an Ordinance and set the Board's meeting of June 23, 2010 as the date for the Public Hearing.

The motion carried.

CROSSROADS AT WALDEN LD2010-2F

Mr. Rob Bowman and Mr. Jamie Brubaker, of Charter Homes, discussed the Crossroads at Walden, final land development plan, with the Board.

After a lengthy discussion with residents sharing their concerns, on a Pierce-McLain/Spade motion, the Board of Supervisors approved the Crossroads at Walden, final land development plan, LD2010-2F, with the following waiver and comments:

WAIVER:

1. [SLDO:301] – Land developments proposing greater than fifty (50) parking spaces require the submission of a Preliminary Plan application. Subdivision plans creating lots for development must be approved by the Township, prior to the filing of an application for Land Development for a lot. Therefore, two (2) separate plans shall be submitted for review and approval; one for the Subdivision Plan (i.e., Lot Consolidation) and one for the Land Development Plan. (a.) *The SLDO requires a preliminary plan submission for developments, which include greater than fifty (50) parking spaces.*

ZONING ORDINANCE OF 2007 (ZO):

1. [ZO:207.05] – Conditional Uses
The “Inventory of Use” provided on the recorded Phase I Final Subdivision Plan outlines the entitled uses for Lots 129, 130, 131 and 186. The current proposal appears to exceed the specified entitlements for these lots. In addition, there is no entitlement for commercial use on Lot 187 formerly known as Lots 187, 188, and 189.

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

Please review and revise as appropriate. The “Inventory of Use” shall be included on the plan. Provide the proposed use for each of the buildings. Response indicates that applicant will address on overall “Inventory of Use” with Conditional Use. *The Township’s solicitor shall determine if the proposal is in compliance with the Conditional Use approval (CU2005-15).*

2. [ZO:207.11.2.O) – Main Street Setting
Provide the required twenty-five (25’) feet wide landscape buffer strip at Lot 129. *Response indicates that the applicant will address with Conditional Use. Provide the required twenty-five (25’) feet wide landscape buffer strip between Lot 187 and Lot 204. Applicant’s latest response states: “Applicant does not propose to expand the lot width to accommodate a 25-foot wide buffer strip, as contemplated in Section 207.11.2.O. Applicant believes that the proposed design is more consistent with establishing a “quaint village atmosphere” in the Village Center of Walden, as prescribed in Conditional Use Decision. As has been confirmed by Township Staff and the Township’s solicitor, no further conditional use approval is required for the proposed design.”*

3. [ZO:207.11.2.Q] – Main Street Setting
Provide on the plan all applicable minimum required setbacks in accordance with the requirements of this Section. (a.) *The rear setback line for Lot 129 is dimensioned and labeled as 20 feet on Sheet 4 while the rear setback is indicated as 50 feet on Sheet 1. Please review and revise as appropriate to eliminate the discrepancy. (b.) It appears that the minimum required off-street parking setback is not provided on Lot 187. Applicant’s latest response states: “Applicant believes that the proposed design is more consistent with establishing a “quaint village atmosphere” in the Village Center of Walden, as prescribed in Conditional Use Decision. As has been confirmed by Township Staff and the Township’s solicitor, no further conditional use approval is required for the proposed design.”*

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

4. [ZO:207.11.2.T] – Main Street Setting
Provide the location of the proposed dumpsters to demonstrate compliance with the setback requirement. *Please provide a detail for the proposed dumpsters to demonstrate compliance with the requirement to provide an enclosure. Applicant's latest response indicates a detail is provided on Sheet 10 of 10; however, no detail is provided on Sheet 10.*

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2007 (SLDO):

5. [SLDO:304.02] – Emergency Management Council review and approval is required. If applicable, building sprinkler systems are required to have five (5") inch Stortz connections with 22-degree elbows. Also, buildings must be equipped with Knox Box. The EMC had communicated to the applicant that a minimum of twenty-four (24') feet is required between buildings to accommodate their equipment. In addition, the EMC has requested that the applicant provide turning templates demonstrating adequate access is provided for firefighting equipment. *The EMC shall determine if the turning templates provided demonstrate adequate emergency access.*
6. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCADD 2000®.
7. [SLDO:402.02.6 & 403.02] – Provide the tax map and lot numbers assigned to the new parcels (i.e., proposed Lots 129, 130, 187). It appears that the tax parcels indicated for these lots on Sheet 1 may be incorrect, as the Final Subdivision Plan creating Lots 129, 130 and 187 has not yet been recorded.
8. [SLDO:402.04.5 & 403.04] – Provide all of the information as required by this Section of the Ordinance (e.g., proposed density, lot coverage, building coverage). *Provide the proposed lot and building coverage. Sheet 1 references Sheet 4 for the proposed coverage; however, this information is not provided on Sheet 4.*

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

9. [SLDO:402.04.6 & 403.04.3] – Easements, which do not follow property lines, shall be located by a centerline metes and bounds description.
10. [SLDO:402.05.2 & 403.06.3] – 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. Please provide a copy of the PA DEP approval and provide a reference to the approval documentation in the General Notes.
11. [SLDO:402.05.6 & 403.05] – In accordance with the Hogestown Road (S.R. 0114) – Woods Drive (T-585) Intersection Improvement Agreement dated November 19, 2003, and Condition Number 11 of CU2005-15, the applicant shall verify if signal warrants have been met at the intersection due to the safety concerns at this intersection. If signal warrants are met, the applicant shall proceed with the improvements. Response indicates applicant will review if traffic signal warrants are met with this proposed development. *Applicant's latest response states: "Such work shall be completed within 30 days of receipt of new/updated/more recent traffic counts and studies of receipt from Silver Spring Township but shall not be a condition to be satisfied prior to approval or recording of this Land Development plan."*
12. [SLDO:402.07 & 403.07] – All applicable fees shall be paid prior to final plan approval.
13. [SLDO:403.04.1] – Provide complete description of the centerline and right-of-way line for all existing streets in accordance with the requirements of this Section.
14. [SLDO:403.04.5] – Include information to tie two opposing proposed points, such as building corners, to existing physical features on the site. Each proposed point shall be tied to at least two existing physical features.
15. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded.

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

16. [SLDO:403.06.8] – An Improvement Guarantee in accordance with Article V is required prior to plan recording.
17. [SLDO:403.06.11] – An executed Memorandum of Understanding is required prior to plan recording.
18. [SLDO:602.07] – All street addresses are subject to approval by the U.S. Postal Service.
19. [SLDO:603.18] – Provide a schedule of the required and proposed off-street loading spaces. Clarify the location and design of off-street loading areas. *It appears the proposed off-street loading space locations (i.e., rear of merchant areas) will force delivery vehicles to back up on Courtland Alley.*
20. [SLDO:613.03] – Silver Spring Township Authority approval is required. Provide Authority acknowledgement of sufficient capacity to serve the proposed project. *Response indicates applicant is working with the Authority to obtain acknowledgement of sufficient capacity to serve the project.*
21. [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. *Response indicates PA American Water is reviewing water service and notification will be forwarded to the Township upon receipt.*

STORM WATER MANAGEMENT ORDINANCE OF 2007 (SWMO):

22. [SWMO:303.02] – A Storm Water Management Permit for a Major Land Disturbance is required prior to initiation of earth moving activities.
23. [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 Storm Sewer Tabulations Report shall include all*

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

information under one cover with the required certification.

24. [SWMO:304.04.4 & 304.04.7 & 402.17] – (a.) Provide a description of all erosion and sedimentation control measures, temporary as well as permanent, including the staging of land moving activities. (b.) Provide verification of NPDES, DEP or County Conservation District approval for erosion and sedimentation control. *Response indicates Township will be copied on E&S application.*
25. [SWMO:402.03] – Provide inlet drainage areas and weighted ‘C’ calculations. (a.) *It appears there is a discrepancy in the inlet labeling between the Storm Sewer Tabulation report and the Inlet Drainage Map for Inlet CR-7.1. (b.) It appears that proposed Inlet CR-6 is not included in the Inlet Data provided in the Storm Sewer Tabulation report. In addition, the drainage area indicated in the Storm Sewer Inventory Report does not agree with the area indicated on the Inlet Drainage Map. (c.) It appears that several Weighted C’s as calculated within the Inlet Data are incorrect (e.g., CR-1, CR-4, CR-7, CR-14, CR-14A). Any modifications made to the Inlet Data will need to be reflected in the Hydraflow Storm Sewer reports. (d.) Several discrepancies exist between the information provided on the profiles located on Sheet 7 and the Storm Sewer Tabulation data. Specifically on profiles CR-13 to EX I-285 and CR-9 to EX I-270 for the run from CR-14A to EX 285 and the fun from CR-10 to CR-11. Please review and revise as appropriate to eliminate the discrepancies.*
26. [SWMO 402.09.4] – Please provide calculations showing that the velocity for all facilities carrying storm water will have a minimum of 2-½ ft/sec. *It appears the requested information was not provided for the following pipe runs: 130, 131, 132, 133, and 134. Please review and revise as appropriate to include this information.*
27. [SWMO 402.10] – (a.) Inlets shall be along the curb line. It appears several inlets (e.g., CR-4 & CR-6) are located along the centerline of Bryant Street. Please review and revise as appropriate. *This requirement applies to access drives as well as streets.* (b.) Provide flow depths for a

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

ten (10) year storm frequency with a five (5) minute duration in accordance with the requirements of this Section. *The requested information was not included with the most recent submission.*

28. [SWMO:402.19] – Provide easements for all storm water management facilities not fully located within a public right-of-way. All easements shall include information sufficient to accurately locate the easement within the property boundary. *Applicant indicates this information will be provided prior to recording.*
29. 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 and Land Development Plan.
30. The current plan shall reference the recorded Final Subdivision Plan and all conditions of approval.
31. The plan should be certified by the surveyor.
32. The areas of Lot OS-11, Lot 204, and the portion of Nook Alley that are being added to Lot 189 should be noted on Sheet 4. *Response indicates that this information has been provided on a separate Subdivision Plan.*
33. The amount of dwelling units proposed by this submission (74) is much greater than the original submission (25) dated July 17, 2008. The plan should address its impact on density calculations (Zoning, Section 207.10) and required mixture of uses (Section 207.7). *The Township's solicitor shall determine if the proposal is in compliance with the Conditional Use approval (CU2005-15).*
34. The residential buildings in Lot 130 do not appear to comply with the townhome requirements as noted in Note 1 on Sheet 1. Townhouses must be setback 15 feet from interior access drives. Required distances between buildings should be 50 feet when facing each other and 30 feet between end walls (Section 207.10). *The Township's solicitor shall determine if the proposal is in*

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

compliance with the Conditional Use approval (CU2005-15).

35. The plan must be reduced to 18" x 24" for recording purposes.

The motion carried.

NEW BUSINESS

2009 FINANCIAL STATEMENT AND SUPPLEMENTARY INFORMATION

On a Spade/Pierce-McLain motion, the Board of Supervisors accepted the 2009 Financial Statement and Supplementary Information as prepared by Zelenkofske Axelrod, LLC.

The motion carried.

ORDINANCE 6 OF 2010 UNIFORMED EMPLOYEES PENSION PLAN – DECISION AND SIGNER CHANGE

On a Griffie/Pierce-McLain motion, the Board of Supervisors adopted Ordinance 6 of 2010 amending the Township Uniformed Employees Pension Plan by removing the killed-in-service benefit.

The motion carried.

On a Spade/Lenker motion, the Board of Supervisors amended the authorized signers for both Township pension plans by removing Sue Ellen Adams and adding Terri A. Martini.

The motion carried.

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

SILVER SPRING SQUARE LD2005-9F

- a. Letter of Credit
Reduction Request

On a Spade/Griffie motion, the Board of Supervisors approved a waiver request of the installation of an 8' vinyl fence between the business and the residential property owned by Carol and Mike Backley and approved a reduction in the Letter of Credit for Silver Spring Square, LD2005-9F, to a balance of \$250,000.

The motion carried.

RIGHT-TO-KNOW LAW AMENDMENT – RESOLUTION NO. 2010-13

On a Pierce-McLain/Griffie motion, the Board of Supervisors adopted Resolution 2010-13 amending the designation of Open Records Officers from William S. Cook and James R. Sadler to Terri A. Martini, and Richard E. Hammon.

The motion carried.

OFFICER JOEY CRAVEN – EMPLOYMENT STATUS

On a Spade/Griffie motion, the Board of Supervisors converted Police Officer Joey Craven to regular employment status as a full-time police officer after successfully completing his probationary period.

The motion carried.

TEXACO ROAD & ROUTE 114 ROAD IMPROVEMENTS – AWARD OF BID

On a Lenker/Spade motion, the Board of Supervisors awarded the construction contract for Texaco Road improvements to Kinsley in the amount of \$569,000.00.

The motion carried.

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

PA ENERGY DEVELOPMENT AUTHORITY GRANT APPLICATION

On a Pierce-McLain/Spade motion, the Board of Supervisors authorized staff to apply for up to \$12,000 in grant funds from DEP for the purchase and installation of a 2.4-kilowatt wind turbine for Stony Ridge Park.

The motion carried.

ZONING ORDINANCE TEXT AMENDMENT – DEFINITIONS

On a Spade/Griffie motion, the Board of Supervisors referred the Zoning Ordinance Text Amendment Definitions to the Cumberland County Planning Commission and Silver Spring Township Planning Commission for their review and comments and authorized the Township Solicitor to put the amendment in the form of an Ordinance and set June 23, 2010 as the date for the Public Hearing.

The motion carried.

AHMADIYYA MUSLIM COMMUNITY LD2010-3F, ESTABLISHMENT OF IMPROVEMENT GUARANTEE

On a Pierce-McLain/Lenker motion, the Board of Supervisors established the Improvement Guarantee of \$147,912.60 for the Ahmadiyya Muslim Community, final land development plan, LD2010-3F, in a form acceptable to the Township Solicitor.

The motion carried.

SUBDIVISION PLANS

LEE SOUDER 2009-12F REVISED

Mr. John Murphy, of Alpha Consulting Engineers, Inc., discussed the Lee Souder final subdivision plan, with the Board.

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

On a Lenker/Spade motion, the Board of Supervisors approved the Lee Souder, final subdivision plan, 2009-12F Revised, with the following comments:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2008 (SLDO):

1. [SLDO:304.02] – EMC review and approval is required.
2. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
3. [SLDO:403.04.3 & 607] – (a.) Provide locational dimensions for easements 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. (a.) Provide a copy of the access easement agreement(s) to the Township for review. (b.) Show and provide easements for the extension of public water.
4. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded. Copies of sealed, signed, and notarized plans will not be permitted for recording.
5. [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.
6. [SLDO:613.03] – 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. *Applicant indicates Authority comments have been addressed. Please provide the requested written notification.*

GENERAL COMMENTS:

7. The plan should be certified by the surveyor.
8. An agreement should be established for the use and maintenance of the proposed access easement.

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

9. The Zoning Officer shall determine if the revised plan is consistent with the Zoning Hearing Board decision on September 14, 2009 regarding the variance.

The motion carried.

LOT 122-B MILLFORDING
HIGHLANDS PHASE 1
2010-3F

Mr. John Walker, of Hoover Engineering, Inc., discussed the Lot 122-B Millfording Highlands Phase 1 subdivision plan with the Board.

On a Pierce-McLain/Spade motion, the Board of Supervisors approved the Lot 122B Millfording Highlands Phase 1, final subdivision plan, 2010-3F, with the following comments:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2009 (SLDO):

1. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCADD 2000®.
2. [SLDO:403.03 & 402.03.3] – Please differentiate between existing and proposed iron pins. *It appears that the iron pin located along the “New Lot Line” is incorrectly labeled as existing. Please review and revise as appropriate.*
3. [SLDO:403.04.3] – Provide locational dimension for easements 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 (e.g., drainage easement on Lot 61 and sanitary sewer easement on Lots 122-B and 61). *It appears that no descriptions are provided for E19, E20, E21, and E22. In addition, it appears that the easement indicated for the force main located to the west of the easement labeled “Ex. Utility and Sanitary Sewer Easement” is lacking a description. Please review and revise as appropriate.*
4. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

plan prior to being recorded. Copies of sealed, signed, and notarized plans will not be permitted for recording.

5. [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.

ADDITIONAL COMMENTS:

6. Note 19 on sheet 1 should be corrected to indicate if trees exist on the site with a diameter of 18” or greater (Sub. Ord., Section 402.03.6).
7. Responsibility for the maintenance of the storm water pipe and drainage easement on lot 61 should be clarified on the plan.

The motion carried.

CROSSROADS AT
WALDEN LOTS 129, 130,
& 187 2010-4F

Mr. John Murphy, of Alpha Consulting Engineers, Inc., discussed the Crossroads at Walden Lots 129, 130, & 187, final subdivision plan, with the Board.

On a Pierce-McLain/Lenker motion, the Board of Supervisors approved the Crossroads at Walden Lots 129, 130, & 187, final subdivision plan, 2010-4F, with the following comments:

ZONING ORDINANCE OF 2007 (ZO):

1. [ZO:207.05] – Conditional Uses
The “Inventory of Use” provided on the recorded Phase I Final Subdivision Plan outlines the entitled uses for Lots 129, 130, 131 and 186. There is no entitlement for commercial use on Lot 187 formerly known as Lots 187, 188, and 189. The Township’s solicitor shall determine if the proposed change in use requires a new conditional use approval.
2. [ZO:207.11.2.O) – Main Street Setting
Provide the required twenty-five (25’) feet wide landscape buffer strip at Lot 129. Provide the required twenty-five (25’) feet wide landscape buffer strip between Lot 187 and Lot 204.

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

3. [ZO:207.11.2.Q] – Main Street Setting
Provide on the plan all applicable minimum required setbacks in accordance with the requirements of this Section. (a.) The rear setback line for Lot 129 is dimensioned and labeled as 20 feet on Sheet 3 while the rear setback is indicated as 50 feet on Sheet 1. (b.) It appears that the minimum required off-street parking setback is not provided on Lot 187.
4. [ZO:207.11.2.U] – Open Space
Provide information on the plan to demonstrate that the loss of open space resulting from the proposed subdivision does not affect compliance with the requirement that thirty percent (30%) of the total site's net acreage be devoted to open space uses.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2007 (SLDO):

5. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCADD 2000®.
6. [SLDO:403.01, 403.04.2 & 402.01.2] – It appears that the Curve Table on Sheet 3 is not consistent with the curves labeled on the plan. Please review and revise as appropriate such that the Curve Table and labeled curves are reflective of one another.
7. [SLDO:403.02 & 402.02.9] – Provide the total acreage for each of the existing parcels to be affected by the proposed subdivision on both Sheet 2 and Sheet 3.
8. [SLDO:403.04.2 & 402.04.2] – Provide the required information for all lots affected by the proposed subdivision both existing and proposed (e.g. OS11, OS2, Lot 204, and Nook Alley).
9. [SLDO:403.04.3 & 402.04.6] – Easements, which do not follow property lines, shall be located by a centerline metes and bounds description.
10. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded.

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

11. [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.
12. [SLDO:602.12.6] – Clear-sight triangles shall be provided and maintained at all existing and proposed intersections. Provide a general plan note stating to the effect that no building, structure, planting, or other obstruction that would obscure the vision of a motorist shall be permitted within the clear-sight triangle.
13. [SLDO:613.03] – Silver Spring Township Authority approval is required. Provide Authority acknowledgement of sufficient capacity to serve the proposed project.
14. [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.

GENERAL COMMENTS:

15. The plan should be certified by the surveyor. (Section 402.06.2)
16. The lot dimensions of lot 204 and lot OS-11 should be shown since they are included in the proposed subdivision. (Section 402.04.2)
17. The impact of reducing the proposed open space area of this plan (OS-2 and OS-11 should be clarified. Will open space area be added in future phases to account for this loss?
18. If Lot 204 is reduced in size, it should be determined if a townhouse end unit can meet the required setback and coverage requirements for that lot. (Zoning, Section 207.10)

ADDITIONAL COMMENTS:

19. [SLDO:403.03 & 402.03.2] – It appears that Lot 128 is incorrectly shown on the Existing Features Plan. The recorded final re-subdivision plan for Lots 114 thru 129 reconfigured and renumbered this lot. Please review and

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

revise as appropriate to correctly reflect the “existing” features.

The motion carried.

LAND DEVELOPMENT PLANS

SILVER SPRING FAMILY HEALTH CENTER LD2010-4F

Mr. Brian Evans, of Evans Engineering, Inc., discussed the Silver Spring Family Health Center, land development plan, with the Board.

On a Pierce-McLain/Spade motion, the Board of Supervisors approved the following waiver:

WAIVER:

1. Submission of a preliminary plan (303).

The following waiver was denied by the Board of Supervisors:

WAIVER:

2. Off-street loading facilities shall not interfere with off-street parking lots (603.18.3).

The following comments must also be addressed:

A. Background

1. The purpose of this plan is to construct a 2-story medical office building consisting of 26,140 square feet and associated site improvements on Lot 2 and 3 of the Waterford Square Subdivision.

B. Zoning

1. Text amendment for proposed use must be approved prior to approval of this plan (211.2).

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

C. Subdivision

1. Planning module or exemption must be approved by the Township and D.E.P. (402.05.2). Note previous approval for Water Square on plan and provide accounting of EDU's remaining after this proposed connection.
2. Waiver Statement must be revised to acknowledge outcome of requested waivers (402.04.14).
3. Plan must be signed and sealed by engineers responsible for plan content (402.06.2).
4. Plan must be signed and properly notarized by landowner (403.06.4).
5. Submit improvement guarantee in accordance with Article V (403.06.8).
6. Fire lanes shall be provided where determined necessary by the zoning officer (603.19).

D. Stormwater

1. Stormwater Management Report must be signed and sealed by engineer responsible for content.
2. Erosion and Sedimentation Control Plan must be approved by the Cumberland County Conservation District.
3. Provide copy of NPDES Permit obtained from Cumberland County Conservation District.
4. Stormwater Management Application and Fee must be submitted.

E. General

1. Revision date must be revised to May 14, 2010 not 2008.
2. Plan must be approved by the Silver Spring Township Sewer Authority.

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

MAY 26, 2010
6:30 PM

3. Lot consolidation form should be recorded prior to recording this plan.
4. Provide copy of grading easement for Lot 1 & 4 encroachment.
5. Plan must be reduced to 18" x 24" for recording purposes.

The motion carried.

CONDITIONAL USES

KIDDIE ACADEMY & THE
CUSTER COMPANY
CU2010-2

On a Spade/Lenker motion, the Board of Supervisors forwarded the Kiddie Academy and The Custer Company conditional use application, CU2010-2, to the Township's Planning Commission for its review and comments and set the Board's meeting of June 23, 2010 as the date for the Public Hearing.

The motion carried.

OTHER PERTINENT BUSINESS

Supervisor Lenker mentioned to Mr. John Murphy of Charter Homes that the Wood Bridge detour signs needed to be removed.

Supervisor Lenker recommended that the Highway Department use temporary striping on Mulberry Drive.

Mr. Lionel Spenard questioned the status of the traffic lights at Rt. 114 and Texaco Roads. Mr. Bony Dawood replied that the lights should be installed by June 3 and will be on a flashing mode for approximately three to four weeks, until approved by PennDOT.

Chairman DiFilippo questioned staff and the Township Solicitor as to a mechanism for eliminating outdoor storage of useless products. Mr. Steve Stine informed the Board that a property maintenance code could be adopted.

MINUTES

**BOARD OF SUPERVISORS
REGULAR SESSION**

**MAY 26, 2010
6:30 PM**

On a Pierce-McLain/Griffie motion, the Board of Supervisors approved a two-year contract extension with Penn Waste.

The motion carried.

EXECUTIVE SESSION

The Board recessed to an Executive Session at 9:40 pm and returned at 9:59 pm.

On a Spade/Griffie motion, the Board of Supervisors authorized Terri A. Martini, Acting Township Manager, to expend funds for an appraisal of 1300 Bent Creek Boulevard.

The motion carried.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 10:00 pm on a Spade/Lenker motion.

Recorder: _____
Kathy K. Kramer

APPROVED: _____
Chairman

Secretary