

East Rockhill Township Planning Commission
Minutes of Meeting – February 9, 2006

The meeting was called to order by Vice-Chair Nancy Booz in the absence of Dean Frankenfield with the following members present: Brenda Sears, Sam Martin, Dave Watt, Anne Fenley, Township Engineer Steve Baluh, and Township Manager John V. Cornell. Dave Nyman was absent. Nancy Booz read the list of correspondence from the agenda. The minutes of 1/12/06 were approved as presented on motion by Sam Martin, seconded by Dave Watt; passed unanimously.

Old Business – Clymer Mill Estates – Herbert Sudfeld's on-site meeting with Steve Baluh to discuss road improvements resulted to add an overlay and replace 2 roadway pipes. The review letter of 1/26/06 was discussed. Items 1, a & b – Application to FEMA to change the floodplain lines that exist on the current map; then calculations will be revised, will comply. Item 2 – Conservation easement – will comply. Item 3 – Corrected right of way, will comply. Item 4 – Will comply, revise signature block. Item 5 – A 6' wide stabilized shoulder is planned. Item 6 – Shoulder work with 1 ½" overlay paving, installation of 2 driveway culverts, topographical work, identifying slopes, are will comply. Item 7 – Identify existing driveway site distance bcations, are will comply. Item 8 – DelVal Soils stated infiltration may not work; BMP's, perhaps using vegetated swales; will comply. Item 9 – Will comply, NPDES and BCCD permits. Item 10 – Some testing is done for the planning modules; will comply. Items 11, 12 and 13 are will comply, underground utilities, monumentation, and drafting details.

1a – The underground cable is that, not a gas line as previously thought by residents. Discussion ensued regarding waivers, conservation easements, impervious paving, and stabilized shoulders. Run-in sheds would be allowed, with some fencing in conservation easements; Legal documents will be executed regarding these items. Nancy read a letter of 2/8/6 from Mrs. Charles (attached to these minutes). Item 1 - discusses the placement of a utility pole on her property. Mr. Sudfeld will check with engineer. Item 2 – A curved line at the bottom of Lot 7 and its designation; It could be a setback line from a drainage channel. Item 3 – Water runoff onto her property. Mr. Sudfeld stated the runoff is coming across the street into a swale between her property and Lot 7. Steve will check the grading planned for Lot 7. Item 4 – Wet soils on Lot 7. It will be checked, it could be sandy soils. Another resident believes it contains wetlands. Item 5 – Design of driveways. Mr. Sudfeld stated driveways have some curves, and grading will prevent it. Item 6 – Documenting the Clymer house prior to its demolition. Mr. Sudfeld offered she can document it; however, access to the interior could be a liability issue; safety would have to come first. His clients would be consulted. Steve Baluh will respond to the letter.

Sam asked for clarification on the FEMA comments in Item 1 of Steve's letter. He offered FEMA has to approve it, but map changes do occur.

East Rockhill Township Planning Commission
Minutes of Meeting – February 9, 2006

The lot lines planned do not reach the water's edge along the lake. The state has posted signs; and access to the water's edge will not change. Discussion ensued regarding the street tree requirements. Some of the residents agreed they did not want street trees. The BCPC review dated 12/8/05, noted similar comments as township discussions. Item 3 pertaining to woodland protection was questioned; however Steve Baluh stated they submitted information and the plan meets the requirements.

Sam motioned to recommend to the Supervisors preliminary approval; in addition, recommending approval of waivers #1 through #11 listed on correspondence dated 11/21/05 from Lake Nockamixon LLC. The motion was seconded, but amended by Dave Watt contingent upon the completion of all items in C. Robert Wynn's letter of 1/26/6, and in relation with Item 10 of that letter, when sewage planning module testing occurs, the septic systems are removed from the riparian buffers by the lake as discussed previously. Additionally, that the conservation easements be attached to the deeds of each property, designating property owner maintenance of said easements; that the waiver requests #9 and #10 not be waived until storm water calculations are reviewed by the Township engineer. Secondly, he does not recommend Waiver #11 from street trees unless information gathered by the applicants prove the plan satisfies the ordinance. The trees could be planted in another type of arrangement other than every 40'. The motion was approved with one nay and 4 yes votes. Mr. Sudfeld stated it may mean another 14 page document attached to the deed instead of a paragraph in the deed. The members were in favor, and offered it is a recommendation.

Courtney-Craig Plan: Scott Mease noted changes with this revised plan showing two house locations were altered near Rt. 313, and Mr. Carber's driveway pipe will be replaced located on his property. He discussed C. Robert Wynn's letter of 1/30/6. Item 1 – Wetland plan was submitted to the Army Corps of Engineers for validation. Item 2 – Will comply with application to PADEP for General Permits. Item 3 – Woodland clearing has been delineated and appears satisfactory. Item 4 – 12' wide shoulder planned; needs PennDot approval. Lamp post is planned at the driveway entrance. Item 5 – Paved 18' wide driveway is proposed, and a shared access easement will be prepared. Item 6 - Additional details must be supplied and application to PennDot for a Highway Occupancy Permit is required. Item 7 – Additional detail needed regarding the Carber pipe, and maintenance information placed on the plan regarding the BMP's. Item 8 – 3 Sand mounds and 1 spray system is planned. Soils tests must be placed on the plan. Planning modules have not been submitted; approvals needed by BC Health, Township and PADEP. Item 9 – Property monumentation; will comply. Item 10 – References additional comments for future submissions.

East Rockhill Township Planning Commission
Minutes of Meeting – February 9, 2006

A 2/6/06 letter from BC Dept. of Health referenced an incomplete submission. Steve Baluh states it's a return of the original submission to DelVal Soils since the type of system was changed with the revised plan. BCPC will have a review at final plan submission. A note is on the plan that additional trees will be added if a site inspection deems it necessary. A single cell lamp post will be placed at the shared driveway entrance. Site distance information has been provided and will be verified by PennDot during permit approval. Waivers include: Item 1 – 1'-60' plan scale; adequate. Item 2 – New lots fronting an arterial street. Item 3 – Straight lot lines from street to rear lot line. Item 4 – Lot width to depth ratio; this exceeds 3-1. Item 5 – Road improvements; 12' wide shoulder is proposed. Item 6 – Street trees; note is on plan. If over clearing, tree(s) will be replaced. Item 7 – Lamp post in lieu of street lights. The light can be referenced in the shared driveway easement for maintenance. Dave Watt motioned to recommend to the supervisors, they give preliminary approval contingent upon the comments noted in C. Robert Wynn's letter of 1/30/6 including the recommendation of the waivers requested in the Mease Engineering letter of 1/16/6. Anne Fenley seconded the motion; it passed unanimously.

New Business – Informal Sketch – Henry Hilgartner: He showed a 4 Lot sketch shaped like the #7 on E. Rock Road. The property has 1100' frontage along Mt. View Drive. It is located across from Lot 6 of the Clymer Estates Subdivision. By trade he is in the septic system business. With the B.C. Dept. of Health, he found 3 primary & 3 secondary areas that are 2000 sq ft. each in size for a total prospect of having a 6000 sq. ft. combined absorption system. It's his opinion that the lots in the back would not support an on-site system. He proposes a community-type system for each of the 3-4 bedroom homes, each with its own septic tank, with a peat filter system that filters water which removes organics and solids, and reduces the microbial output. All would drain to a common location to a pump station of an un-designed nature; Depending upon the percolation rate and the sizing requirement is to be, to an absorption area that will support all four dwellings.

These are sand-mound suitable soils, and the regulations provide for an alternate scenario, which is an at-grade system. The sand is substituted for the peat. Take the sand out, which drops the sand mound down to 22" above the deck-it's a technically better system; without the massive material. He is planning for alternate areas, having a lower area for future use. The peat moss is replaced every 8 years by requirement. The manufacturer visits the system on a yearly basis. The burden of the maintenance is the pump and the absorption system. Quality of sands is a common problem of typical sand mound systems. Steve Baluh stated as far as he is aware, the township does not have any community-type systems, although the health department does allow them.

East Rockhill Township Planning Commission
Minutes of Meeting – February 9, 2006

Steve recently spoke to DEP and typically they do not allow homeowners to own them; they are owned by municipal authorities or some other PUC through an easement situation. He advised Mr. Hilgartner to speak with Mr. Clinton Cleaver of DEP regarding ownership prior to submitting a formal sketch plan.

Driveway configuration on an arterial road and RR zoning with 1.8 acre minimum lot size was discussed. There are no easements on the site from a previous subdivision. Percolation testing has not been completed.

As an FYI, Steve offered information regarding other projects. Mr. McClennen is willing to submit a sketch plan for the entire site as requested by the board. The traffic signal study was submitted to Horner & Cantor by the Township for review on the Pileggi Tract. Crest View project; they're working on revised plans. Cinnabar Farms working on issues with Hilltown Township. Steve will remove some sketch plan projects from his Plan Review Status, such as the Jett and Susavage plans since they're a year old. Discussion on how many homes can use a shared driveway, though not specified, was determined that if it was more than 4, it would be a street.

The meeting was adjourned on motion by Dave Watt, seconded by Anne Fenley at 9:30 pm.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary