

**Planning & Zoning Meeting  
Meeting Minutes  
October 21, 2020**

The Orwigsburg Planning & Zoning Commission met on Wednesday, October 21, 2020 in Council Chambers. Chairman Darin Brensinger called the meeting to order at 7:05 pm and the Pledge of Allegiance was recited

In attendance: Chairman Darin Brensinger, Vice Chairman Paul Bedway; Members: Bill Knecht, Larry Dagna. Planning Consultant Chris Bentz via zoom; Solicitor Paul Datte via zoom; Borough Manager Randy Miller, Borough Secretary Sherry Edwards.

Visitors: Police Chief John Koury, Jerome Skrincosky via zoom, Rick Bubeck via zoom, Shannon Darker via zoom, Matthew Mack via zoom.

**Minutes**

A motion to approve the June 17, 2020 meeting minutes as presented was made by Larry Dagna, second by Bill Knecht. Unanimous.

**Public Comment** - None

**Old Business**

BLQ Properties LLC, Land Development Plan

A 90-day extension was granted, will need to act on another extension at the November Council meeting. Developer is working on the NPDES permitting and wetlands; waiting for them to submit something to the borough.

**Kimmel's Ridge Subdivision WBT**

Chris reviewed the project:

- Subdivision located in West Brunswick Township
- The west boundary line is on Borough property
- 8 Lot subdivision, single family dwellings
- Water and sewer are on lot
- Each lot is sharing driveways onto Kimmels Rd
- Bio retention/ rain garden mini pond contours go away from Kimmels Rd towards Red Dale Rd.
- Conservation District did have meeting with their engineer, who will be submitting some kind of permitting either NPDS or just an E & S control

- Will be submitting a stamped plan for Stormwater features
- Will not affect the Borough
- Request a recorded copy of final documents and recorded copy of permitting, stormwater design for our records
- Plan is in the process of being reviewed by West Brunswick Township
- Lots will be sold individually for development – potential for 8 different contractors
- Matthew Mack indicated there will be Bonding

A motion to approve Chris Bentz to forward a “No Comment” letter for the Kimmel’s Ridge plan received to West Brunswick Township was made by Larry Dagna, second by Paul Bedway. Unanimous.

### **Blue Mountain Village Land Development Plan**

Chris Bentz reviewed Benesch review letter of items that need to be addressed

Jerome – once he receives Chris’s initial comments first, then will be making initial submission to the Conservation District, then follow up with NPDES application

Action to date:

Settlement agreement has been provided

Chris Bentz’s comments provided on HOP application

Comments from PennDot have been received

Jerome – intent is to follow PennDot guidelines

- Potential for pedestrian access along E Market St – resolved with PennDot
- Provide wider right hand turn dedicated lane into the development to enable pedestrian access
- Retaining wall in close proximity to PennDot right of ways – need to resolve, possibly with guiderails.

Plan has been provided to West Brunswick Township

No comments have been received to date from Schuylkill County Planning to date

Plan submission consisted of the following documents:

- Preliminary/Final Plan
- Preliminary/Final Plan E&S Control Plan
- Preliminary/Final Plan Post Construction Stormwater Mgmt Plan
- Erosion and Sediment Control Pollution Report
- Zoning Compliance Sketch Plan
- Hydrological and Hydraulic Report - stormwater
- Appendix No 10 Application
- Appendix No 12 Application

Reference material used to review:

- Orwigsburg SALDO

- Orwigsburg Zoning Ordinance
- Review performed by Zoning Officer William McMullen, ARRO Consulting
- Orwigsburg Stormwater and Earth Disturbance Ordinance
- Review performed by Bryon Killian, Entech Engineering

Items Developer needs to address based on Alfred Benesch's review letter were reviewed by Chris Bentz: (Alfred Benesch review letter dated October 19, 2020 is attached to minutes)

- Section 303.A – Plans have not been certified as required with a signature
- Section 303C1 – Comments from adjacent Municipality West Brunswick Township have not been received
- Section 310 – Provide HOP approval when obtained from PennDot
- Jerome was asked to provide the water and sewer HOP comments on the extension on E Market St to Bryon Killian
- Section 501.B.2(d)(4) – Verify the downstream channel on three existing culverts on E Market St
- Section 501.B.2(d)(5) – Clarify if floodplains, quarry sites, habitats for threatened and endangered species, solid waste disposal areas, superfund contamination, historic features, cemetery or burial sites, and archeological sites are present on subject tract
- Section 501.B.2(e) - Provide existing topography extending 200 ft from the subject tract
- Section 501.B.3(x) – General note G1 states the project may be completed in phases. Provide information to satisfy this section. Recommends including separate sheet in plan to reflect the different phasing.
- Section 502.7 – Clarify the relocation of PPL poles along E Market St, provide coordination documentation
- Section 502.8 – Provide PADEP Sewage Planning Approval documentation, may need to revise older submission
- Section 502.15 – Provide a copy of any deed restrictions imposed on the property. General Note G-9 stating this development may be subject to easements, right of ways, not listed, etc is acceptable. Note will need to be removed on Final Plan; must be sure there are no right of way, easements etc.
- Section 602.1 – Include list of all zoning approvals, including variances, special exception, or conditional uses – Include note regarding the Zoning Overlay District and date adopted.
- Section 602.J – Provide written notice from the Borough that the proposed street names are acceptable. Since streets are not being dedicated this could be open for discussion
- Section 602.O – Provide written notification from the authority providing sanitary sewer and water service per this section. Confirm water and sewer flows will be less for the current development and the water and sewer Authorities still have adequate capacity at this time.
- Section 602.T.1 – Provide a pre and post development peak discharge summary for each Discharge Point
- Section 602.T.4 – Basin 2, 3, and 4 are 6 feet or more in height therefore the requested design requirements for soil structure characteristics in this section must be provided
- Section 603.B – Provide documentation showing that all appropriately executed Financial Securities have been posted

- Section 603.D – Provide a controlling agreement since Blue Mountain Boulevard will not be dedicated as a public street – Solicitor Datte recommends incorporating provisions into the ultimate development agreement
- Section 703.C.1 – Vertical grades do not comply with Table 1, need revision. They currently are 10% and the ordinance is 8%. Zoning Overlay District Not 11 about internal roads allowed grades up to 10%. Benesch recommends a waiver be requested and approved based on the Zoning Overlay indication
- Also, a waiver will be requested on approval of a Preliminary/Final at the same time
- Section 703.C.10 – Curve radii at intersections need to be shown and must comply with Table 2
- Section 703.C.10.b – Provide clear sight triangles for intersections along Blue Mountain Boulevard
- Section 705 – Provide adequate recreation area or pay Recreation Fee per this section
- Section 707C – If dead end lots are proposed, they shall provide sufficient back up area for end stalls. Some end stalls show the distance of 10ft. Some do not show any distance. Need to add a dimension and confirm all are at least 10ft.
- Section 707.D – Pavement markings for vehicular circulation shall be shown such as stop bars, directional arrow, and double yellow lines
- Section 707.E – Parking areas, main entrances and exits which are open to the public shall be lighted to a minimum of 2 ft candles at an elevation of 3 ft above the pavement surface. Lighting design shall meet IESNA RP-20 in its latest version. The lighting plans only show the templates for individual luminaires. No calculations, calculation points or a summary table were included, therefore without these calculations there is no way to verify this section is met.
  - After a brief discussion regarding lighting, the commission noted we need to find a balance so not to impinge on Kimmels Rd residents.
- Section 707.G – Dumpster enclosure in some parking lots appear to block snow removal due to adjacent sidewalks slopes and retaining walls. Parking areas shall be oversized where required to accommodate snow storage while still providing the adequate amount of parking spaces per the zoning regulations.
- Section 707.H.3&4 – Superpave shall be specified for both the Base Course and Wearing Course
- Section 709.B – Minimum required sidewalk width is 5 ft, a minimum width of 4 ft is shown. If approved this would require a waiver. Randy mentioned the borough just installed a 4 ft sidewalk when blinker light pole was installed. Bill Knecht is not in favor of waivers – if there is a weakness in the borough SALDO we need to address the SALDO. Chris will investigate for ADA accessibility regulations.
- Section 709.C – Reinforced steel mesh or alternate as described in this section is required.
- Section 716.B – It was noted that a community storage area has not been provided. Need clarification
- Section 1001.A – Add callouts to the plans indicating where cut and fill slopes are 2:1
- Section 1001.B&C – The outlet of Basin 2 is not to a curbed street, storm drain, or natural water course. Show the flow path to the nearest natural water course and show that the roadside swale has adequate capacity to carry this flow to the natural water course. Show how this water will cross Breezy Acres Rd and the adjacent property

owners. Similarly, for Basin 4, confirm this outlet is to a natural water course and this has adequate capacity and stability to carry this flow.

- Section 1102.C – Provide Final Landscape plans certified by a Landscape Architect. Confirm existing trees on eastern property line exist and will be left in place to provide Buffer per settlement agreement
- Article XII A Improvements and Construction Assurances
- Applicant should provide appropriate information for review and consideration. Including a cost estimate of improvements (removal of items, property pins, SWM, E & S, Inspection, etc.) as well an improvements agreement (with a defined time frame of 1 year to complete the improvements) and the appropriate financial security (cash, check, bond, letter of credit, etc.)

#### General Comments:

- Based on plan adjustments and modifications, pending reviews by Schuylkill Conservation District and PennDot additional comments may be developed Include a Property closure report – this is a survey requirement
- Include Architectural Rendering Plans for review of compliance with item 3c of the Settlement Agreement
- The provided PCSM and E & S Reports do not comply with the current NPDES submittal format. If this is a new submission for NPDES permit or a major modification requiring the new forms, provide necessary document for the NPDES submission on the proper format
- The details for the infiltration beds and the maintenance notes were provided on the separate PCSM plan set that is not part of the Land Development Plan. These sheets are referenced on the cover of the Land Development Set. These must be included to be recorded for future maintenance
- There are Nyloplast inlets on the detail sheet, but the plans do not indicate where these inlets are to be installed. Please indicate on the plans where these devices are to be used.
- The general notes on sheet 2 indicate many of the improvements will either be owned by the Homeowners association or the landowner. Should be clarified and determined prior to final approval
- Plan sheet 27 shows the truck turning movements using a W-40 tractor trailer vehicle. However, the PennDot truck turning movements use a WB-62 vehicle. The truck turning figure on sheet 27 should be updated for consistency with the PennDot figure.
- Plan should be reviewed by the Fire Chief for location and access to Fire Hydrants, and access by trucks, equipment and personnel
- There are three sizeable retaining walls some of which see vehicle loading. The detail on sheet 23 of 28 only shows exposed wall height of 10 ft, however the elevations on sheet 9 near residential unit 4 show elevation of approximately 28 ft. Need to correct and provide additional information. A wall section for each wall would be helpful. Need to provide design document signed and sealed by Professional Structural and Geotechnical Engineer licensed in the state of Pennsylvania with appropriate soils testing as required for design

### **Stormwater Management Ordinance Comments**

- Section 305.A.7 – Include the certificate from Appendix 25 on the plan set with signature and seal
- Section 305.B.4 – Show topography 500 ft outside the subject tract including all buildings outside the tract
- Section 305.C.6 – Basin 2, 3, and 4 are 6 ft or more in height therefore the requested design requirements for soil structure and characteristics in this section must be provided by PA Professional Engineer
- Section 305.D.3 – Provide an Ownership and Maintenance Program, including the establishment of a HOA if required, in a recordable form per the requirements of this section
- Section 305.D.4 – The calculations for the sediment basin(s) do not show the outflow rates at various water surface elevations
- Section 305.D.6 – Provide an approved HOP permit for the extension of the culverts under E Market St
- Section 402.A – Provide certification for the preparation of the Stormwater Management Plan with a seal
- Section 402.M.1 – Provide a table showing that the Post Development flow is less than 50 percent of the pre-development flow.
- Section 403.B.4 – It is not clear what IDF curve was used for the calculations. The IDF curve from Appendix 4 was not provided in the calculations and a printout of the information to create the file “Orwigsburg StormCurves.IDF” was not provided.
- Section 403.D – The details/notes for the infiltration beds shall clearly indicate that the geotextile shall completely wrap the infiltration stone bed (bottom, sides and top). Additionally, there is no emergency overflow/spillway device provided for the infiltration beds. Provide a summary table showing the pre and post development flows at each discharge point and drainage areas on the mapping.
- Section 404.A – Show the elevation of the 100-year storm on the basin sections to show compliance with this section. An easement shall be provided from the spillway outfall to a natural or artificial watercourse
- Section 404.E.1 – Show the maximum water depth of the basin on the basin sections
- Section 404.E.4 – Include fencing around proposed basin
- Section 404.G – Include an analysis of the potential for accelerated sinkhole development in the specific geology of the site. Provide the elevations the infiltration tests were conducted at and show the infiltration test locations on mapping with the proposed improvements to correlate which test locations apply to each BMP. Also provide the elevations that the tests occurred at. Additionally, infiltration test results for SW4 though SW9 were only shown on the summary table the full results sheets are not included
- Section 404.G.3 – Provide a description of how the infiltrating BMP’s will be protected from sediment during construction. It is not clear what the extent of the sediment traps will be and if they will encroach upon the infiltration areas.
- Section 404.H.2 – No emergency overflow/spillway has been provided for the infiltration beds

- Section 404H.3.b – Provide the void ratio for the selected stone for the infiltration beds that was used to determine the amount of storage. Additionally, provide details/notes for the infiltration beds that clearly indicate that the geotextile shall completely wrap the infiltration stone bed (bottom, sides and top).
- Section 404.H.5 – As detailed some beds have cleanouts but some do not, need to supply cleanouts on all lateral lines
- Section 404.H.6 – Infiltration beds #1 and #2 do not provide the required 24 inches sump on the intake to the beds
- Section 405.Q – Provide a capacity analysis for the 24” RCP crossing E Market St the location of Discharge Point 2
- Section 407.D.11 – For Basins that are not infiltrating an underdrain should be considered unless groundwater elevations would indicate otherwise
- Section 407.G.1 – For Discharge Point #2 amended soils are being used however it is not indicated on the plans where these amended soils will be placed therefore it cannot be determined if this provision is met
- Section 407.G.3.d – Infiltration Beds 2, 5 and 6 have infiltration rates above 12 inches per hour, even though a rate of 10 inches per hour were used in the calculations. These high infiltration rates could cause issues such as sink holes, and groundwater contamination. Provide a justification for still allowing infiltration in these high infiltration areas and/or provide methods to slow the infiltration rates in these areas.
- Section 407.G.3.g – Confirm the stone void ratio which is, taken into account, for the infiltration bed calculations and indicate such in the report
- Section 407.G.4.d – Infiltration Basin 2 has infiltration rate of 25 inches per hour, even though a rate of 10 inches per hour were used in the calculation. This high infiltration rate could cause issues such as sink holes and groundwater contamination. Provide a justification for still allowing infiltration in this high infiltration area and/or provide methods to slow the infiltration rates in these areas.
- Section 407.G.6.c – Basins 1, 3 and 4 do not have any infiltration data presented with the calculations and therefore it is assumed that infiltration is not occurring at these BMP’s. Need to confirm.
- Section 407.G.6.d – Since there is no infiltration or other means to discharge the permanent pool form Basins 1, 3, and 4 provide a description or engineering control such as an underdrain so that the required storage volume can be infiltrated, or discharges within 24 to 40 hours
- Section 407.G.6.e – Provide drawdown or dewatering time calculations for Basins 1, 3 and 4
- Section 407.H.3 – Provide a maintenance program for each type of BMP used on-site
- Section 407.H.4 – Provide an access route to Basin 4 due to the steep slopes surrounding the basin prohibiting easy vehicular access

**Zoning Ordinance Comments – Bill McMullen, Zoning Officer**

Chris reviewed ARRO’s comment letter: (ARRO’s review letter dated October 13, 2020 is attached to minutes)

Ordinance 441, Section 5.20.B.4 – Set Back Requirements

All accessory building, solid waste disposal facilities, storage areas and/or off-street parking areas shall be located at least: 50 ft from all exterior property lines; 50 ft from all local street right-of-way lines; and 30 ft from all state street right-of-way lines.

- *The proposed pump station and pump station fence on the northerly portion of the property is shown within the 50 ft accessory use setback and 30 ft buffer.*

#### Ordinance 441 Section 5.20.B.9 – Off-Street Parking

2.5 spaces for townhouse unit; 2.0 spaces for standard condominium units, and 1.5 parking spaces for age qualified condominium units.

- *The overall parking calculations comply with the parking requirements in the amendment to the zoning ordinance; however, if the buildings are broken out individually, the number of parking spaces for Complex 1 and 2 are not in compliance to Ordinance 441. The calculations for the condominium utilize the calculation for the 1.5 parking spaces for age qualified condominium units. There is no indication on the plans that show the condominium units will be age qualified. The number of handicap parking spaces for the parking lot services Complex #3, #5 and #6 is not in compliance with zoning ordinance Section 10.7.P4*

Jerome – overflow parking is in close proximity to the complexes. Will work on clarifying.

#### General Comments

- Sewage Enforcement Officer (SEO) Bill McMullen recommends provisions be made (easements, extension, etc) to include future service to the property of the former restaurant at 1100 E Market St

Solicitor Datte noted there is a provision in the Settlement Agreement that suspends all of the review periods, so that the Borough will have as long as it takes for review. The Developer has the right to provide written notice to the Borough that it intends to start the clock. From the point the letter is received then the 90-day period starts.

#### Entech review letter – Bryon Killian

Chris reviewed Entech's letter on items not previously reviewed by Chris:  
(Entech review letter dated October 19, 2020 is attached to minutes)

- On Sheet 2 of 28, F.1.d Applicant states: "the Water Quality Management Permit for the sewer extension / pump station was issued on November 10, 2010 via Permit WQG022217". *Note that Entech's understanding is that the WQM permit was based upon a lower number of proposed EDUs, which will affect proposed wastewater flow rates. Therefore, confirmation should be made by Applicant to confirm whether PADEP will require a new WQM Permit application or any addition information to satisfy this change.*
- On Sheet 3 of 28, Entech notes that the proposed sanitary pump station appears to be located within the identified setback



- On Sheet 19 of 28, Applicant depicts tying the proposed sanitary sewer main into existing manhole 118A and tying in the proposed potable water distribution main into the Borough's potable water system. Applicant should provide details to identify how these tie-ins will be accomplished
- On Sheet 20 of 28, Applicant states under the Sanitary Sewer Notes, line #5: "Force main piping shall be Ductile Iron Pipe (DIP) Class 52. Borough standards are for Class 51 with cement lining to help inhibit hydrogen sulfide degradation on the ductile iron piping. Applicant should revise to include cementitious lining or another protective lining such as Protecto 401 Ceramic Epoxy lining
- On Sheet 24 of 28, Applicant depicts standard potable water and sanitary sewer details and testing requirements. The Borough has their own standard details and testing requirements already developed, which will be shared with Applicant to incorporate into Plan Set.
- On Sheet 25 of 28, the Sheet did not print properly in numerous locations and could not be completely reviewed. Applicant to fix format for review. For example, refer to Water Booster Station Requirements under Constant Pressure with Variable Speed Motor, which identified design conditions which are not legible. In addition, design calculations are not provided for review.
- On Sheet 26 of 28, the Sheet did not print properly in numerous locations and could not be completely reviewed. Applicant to fix format for review. In addition, Entech notes that the details shown on Sheet 25 of 28 do not match the Sewage Pump Station Requirements identified on Sheet 26 of 29. For example, the dimensions on the concrete thickness and hatch openings for the wet well and valve vault is inconsistent. In addition, design calculations were not provided for review.

Chris recommends tabling the plan until resubmission is received. Jerome will provide a response.

A motion to adjourn the meeting at 8:30 pm was made by Bill Knecht, second by Paul Bedway. Unanimous.

Respectfully submitted,

Sherry M. Edwards  
Borough Secretary



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October 19, 2020

Orwigsburg Planning and Zoning Commission  
Attn: Chairman Darrin Brensinger  
209 North Warren Street  
Orwigsburg, PA 17961

**Subject: Orwigsburg Borough  
Rhodes Organization – Blue Mountain Village  
Preliminary/Final Land Development Plan  
Plan - Review # 1  
Project No. 31123.30, Task 2**

Dear Planning and Zoning Commission:

The initial submission of the Preliminary/Final Land Development Plan for the Rhodes Organization was received by Orwigsburg Borough on September 16, 2020 and will be acknowledged by the Orwigsburg Borough Planning and Zoning (P&Z) Commission at their monthly meeting on October 21, 2020. The plan is for parcel UPI #56-01-0052.001 with an existing area of 29.7248 acres, which is zoned V-0 – Village Overlay District located in Orwigsburg Borough, Schuylkill County, Pennsylvania.

As directed by the Borough, we performed an initial review of the original plan submission and are providing this review letter as a result of the initial submission.

**A. PREVIOUS ACTION ITEMS**

- March 11, 2020 - Settlement and Preliminary Development Agreement signed between the Borough of Orwigsburg and The Rhodes Organization.
- May 4, 2020 – Alfred Benesch & Company (Benesch) provided comments on the PennDOT HOP application received from the client on April 28, 2020 via email.
- June 18, 2020 - Traffic Planning and Design provided PennDOT comments dated May 21, 2020 on the April HOP submission. Resubmission to PennDOT is pending
- September 16, 2020 - Initial Submission provided to Borough and provided plan to County Planning and Zoning Office.
- Borough provided plan to West Brunswick Township on October 13, 2020.
- October 21, 2020 - P&Z will officially receive the plans for review.
- Pending – Borough to receive comments from the Schuylkill County Planning and Zoning Office.



## **B. OVERVIEW**

Benesch completed the review of the initial plan submission for the Rhodes Organization Preliminary/Final Land Development Plan. As stated on the plan, the lots are owned by Michael D. Rhodes.

Plans were prepared by James C. McCarthy, P.E. of McCarthy Engineering Associates, Inc. The submission consisted of the following documents:

1. Preliminary /Final Plan dated September 10, 2020 - Sheets 1 through 28.
2. Preliminary /Final Plan E&S Control Plan and details dated September 10, 2020 - Sheets 1 through 6.
3. Preliminary /Final Plan Post Construction Stormwater Management Plan and details dated September 10, 2020 - Sheets 1 through 4. (These plans are noted as under development and under review by Schuylkill Conservation District)
4. Erosion and Sediment Control Pollution Report consisting of 75 pages dated September 10, 2020.
5. Zoning Compliance Sketch Plan dated October 7, 2019 - Sheet 1 of 1.
6. Hydrological and Hydraulic Report consisting of 329 pages dated September 10, 2020.
7. Appendix No 10 Application for consideration for Subdivision and/or Land Development Plan.
8. Appendix No 12 Application for Request for review of Subdivision and/or Land Development Plan by Schuylkill County Planning and Zoning commission.

## **C. REFERENCE MATERIAL USED TO REVIEW THE SUBDIVISION PLAN**

Benesch has reviewed the submission with respect to the following documents:

1. The Orwigsburg Borough Subdivision and Land Development Ordinance, Ordinance 401  
Adopted August 11, 2010  
Last Amended August 9, 2017
2. The Orwigsburg Borough Zoning Ordinance, Ordinance No 400  
Adopted July 14, 2010  
Last Amended October 11, 2017  
Zoning overlay district adopted July 8, 2020 in accordance with settlement agreement March 11, 2020.  
Official review performed by Zoning Officer William McMullen, ARRO Consulting dated October 13, 2020 is attached.
3. The Orwigsburg Borough Stormwater and Earth Disturbance Ordinance, Ordinance 402  
Adopted August 11, 2010



4. Review by Bryon Killian, P.E., Entech for water and sewer standards. See attached.

**D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO COMMENTS)**

1. Section 303.A – Plans have not been certified as required with a signature.
2. Section 303C1 -Comments from the adjacent Municipality West Brunswick Township have not been received.
3. Section 310 – Provide Highway Occupancy Permit approval when received from PennDOT.
4. Section 501.B.2(d)(4) – Include the capacity of the three (3) existing culvert pipes along East Market Street. Verify the downstream channel from is adequately sized for any increase in flow and stable with any increase in velocity.
5. Section 501.B.2(d)(5) – Clarify if floodplains, quarry sites, habitats for threatened and endangered species, solid waste disposal areas, superfund contaminations, historic features, cemetery or burial sites, and archeological sites are present on of the subject tract.
6. Section 501.B.2(e) – Provide existing topography extending two hundred feet from the subject tract.
7. Section 501.B.3(s) –See comments in below Section E pertaining to the Orwigsburg Borough Storm Water Management and Earth Disturbance Ordinance.
8. Section 501.B.3(t) – If land is subject to flooding, information must be submitted per Section 714 of the Ordinance.
9. Section 501.B.3(w) – Add a note to Section E on Sheet 2 of the plan set to match the text in this section exactly.
10. Section 501.B.3(x) – General note G1 states the project may be completed in phases. Please provide information to satisfy this section.
11. Section 502.1 – Include the Certification of Accuracy (Plan) (Appendix No. 1) and the Certification of Accuracy (Survey) (Appendix No. 2) to the plan set. Sign and seal the certifications.
12. Section 502.2 – Include the Certificate of Ownership and Acknowledgement of Plan per Appendix No. 4. Certification must be present of The Rhodes Organization. Sign and notarize. Include signature of the legal and/or equitable owner(s) certifying concurrence with the Plan.
13. Section 502.3 – Revise the Orwigsburg Borough Planning and Zoning Commission Review Certificate per Appendix No. 8 of the SALDO.
14. Section 502.4 – Revise the Orwigsburg Borough Council Preliminary Plan Approval Certificate per Appendix No. 5 of the SALDO.
15. Section 502.7 – Clarify the relocation of PPL Poles along East Market Street provide coordination documentation as necessary in accordance with this section.
16. Section 502.8 – Provide PADEP Sewage Planning Approval documentation.



17. Section 502.9 – Provide documentation from the applicable water and sewer authorities or jurisdictions that water and sewer service can be extended.
18. Section 502.11 – Provide a copy of the Environmental Impact Assessment Report referenced in general note section C.
19. Section 502.13 – Please see comments for Section 1001.
20. Section 502.15 – Provide a copy of any deed restrictions imposed on the property. We can confirm with Solicitor Datte but we don't believe General Note G-9 stating this development may be subject to easements, right of ways, not listed, etc. is acceptable.

**FINAL PLAN COMMENTS – Note comment identical to preliminary have not been repeated.**

21. Section 602.I – Include list of all zoning approvals, including variances, special exceptions, or conditional uses.
22. Section 602.J – Provide written notice from the Borough that the proposed street names are acceptable.
23. Section 602.O – Provide written notification from the authority providing sanitary sewer and water service per this section. We understand the letters were previously provided for the 400 age restricted units. Please confirm water and sewer flows will be less for the current development and the water and sewer Authorities still have adequate capacity at this time.
24. Section 602.T.1 – Provide a pre and post development peak discharge summary for each Discharge Point.
25. Section 602.T.4 – Basins 2, 3, and 4 are six (6) feet or more in height therefore the requested design requirements for soil structure characteristics in this section must be provided.
26. Section 602.T.5 – Provide documentation that plans have been submitted to the Schuylkill Conservation District for review. Provide a copy of this submission for consistency throughout the plan set.
27. Section 602.T.10 – Include a description of the ownership and maintenance program in a recordable format per this section. The maintenance program shall include the maintenance items included as part of the approved PCSM plan for the BMPs on-site.
28. Section 603.A – Provide an appropriately executed Land Development Agreement (Appendix #17)
29. Section 603.B – Provide documentation showing that all appropriately executed Financial Securities have been posted.
30. Section 603.C.1 – Include approval of the planning module for this development from PADEP.
31. Section 603.C.2 – Provide notification from the Schuylkill County Conservation District that an acceptable Erosion and Sedimentation Control Plan/NPDES Plan has been submitted and approved by that agency for the proposed project.



32. Section 603.C.3 – Include latest HOP resubmission for consistency throughout the plan set and PennDOT approval notification.
33. Section 603.D – Provide a controlling agreement since Blue Mountain Boulevard will not be dedicated as a public street.
34. Section 703.C.1 – Vertical grades do not comply with Table 1 please revise. They currently are 10 percent and the ordinance is eight (8) percent. Zoning overlay District Note 11 about internal roads allowed grades up to ten (10) percent. We would recommend a waiver be requested and approved based on the zoning overlay indication.
35. Section 703.C.10 – Curve radii at intersections are not shown. Curve radii at intersections must comply with Table 2.
36. Section 703.C.10.b – Provide clear sight triangles for intersections along Blue Mountain Boulevard.
37. Section 704.L – Coordinate with the postal authority to provide address numbers for each unit.
38. Section 705 – Provide adequate recreation area or pay Recreation Fee per this section.
39. Section 707.B – Curve radii in parking areas are not shown. Curve radii shall comply with this section.
40. Section 707C – If dead end lots are proposed, they shall provide sufficient back up area for end stalls. Some end stall show the distance of ten (10') feet. Some do not show any distance, please add a dimension and confirm all are at least ten (10') feet.
41. Section 707.D – Pavement markings for vehicular circulation shall be shown such as stop bars, directional arrows, and double yellow lines.
42. Section 707.E – Parking areas, main entrances and exits which are open to the public shall be lighted to a minimum of two (2) foot-candles at an elevation of three (3') feet above the pavement surface. Lighting design shall meet IESNA RP-20 in its latest version. The lighting plans only show the templates for individual luminaires. No calculations, calculation points or a summary table were included, therefore without these calculations there is no way to verify this section is met.
43. Section 707.G – Dumpster enclosures in some parking lots appear to block snow removal due adjacent sidewalks slopes and retaining walls. Parking areas shall be oversized where required to accommodate snow storage while still providing the adequate amount of parking spaces per the zoning regulations.
44. Section 707.H.3&4 – Superpave shall be specified for both the Base Course and Wearing Course.
45. Section 709.B – Minimum required sidewalk width is five (5') feet, a minimum width of four (4') feet is shown.
46. Section 709.C – Reinforced steel mesh or alternate as described in this section is required.





47. Section 711 - The fixture schedule simply says the luminaires are high pressure sodium, acorns manufactured by Cooper Lighting, and lamppost-mounted at thirteen (13') feet. No catalog info is given. The IES file used in the design is not provided. Without calculations, at least a summary table including average foot candles and uniformity for the roadways through the development, there is no way to verify this section is met.
48. Section 712.A – Connections shall be made per the Borough standard details and requirement. Official submission, coordination, and fees will be completed through Orwigsburg Borough office and the Sewer/Water Engineer - Bryon Killian, P.E. The plan note E3 indicates two additional HOP permits for the water and sewer facilities. There are water and sewer required in the PennDOT right of way to connect to existing facilities. These HOP applications and permits have not been provided to date and must be provided for review and consistency. See additional detail comments by Bryon Killian, P.E. of Entech.
49. Section 716.B – It was noted that a community storage area has not been provided. Therefore, it is recommended that the HOA agreement make note that residents cannot store recreational vehicles within the development. Also, this dictates that all maintenance devices and supplies such as snowplows, salt storage, lawn maintenance equipment, etc. will be brought into the site by an outside contractor.
50. Section 1001.A – Add callouts to the plans indicating where cut and fill slopes are 2:1.
51. Section 1001.B&C – The outlet of Basin 2 is not to a curbed street, storm drain, or natural water course. Show the flow path to the nearest natural water course and show that the roadside swale has adequate capacity to carry this flow to the natural water course. Show how this water will cross Breezy Acres Road and the adjacent property owners. Similarly, for Basin 4, confirm this outlet is to a natural water course and this has adequate capacity and stability to carry this flow.
52. Section 1102.C – Provide Final Landscape plans certified by a Landscape Architect. Confirm existing trees on eastern property line exist and will be left in place to provide Buffer per settlement agreement.
53. Article XII A Improvements and Construction Assurances  
**Applicant should provide appropriate information for review and consideration. Including a cost estimate of improvements (removal of items, property pins, SWM, E&S, Inspection, etc.) as well an improvements agreement (with a defined time frame of 1 year to complete the improvements) and the appropriate financial security (cash, check, bond, letter of credit, etc.).**

#### GENERAL COMMENTS:

1. Section 3(a) of the signed settlement agreement states the developer shall submit a preliminary/final subdivision and land development plan. We recommend a waiver be requested and granted per the settlement agreement to be consistent with other submission in the Borough.



2. Include a Property closure report.
3. Include Architectural Rendering Plans for review of compliance with item 3c of the Settlement Agreement.
4. The provided PCSM and E&S Reports do not comply with the current NPDES submittal format. If this is a new submission for NPDES permit or a major modification requiring the new forms, please provide necessary documents for the NPDES submission in the proper format.
5. The details for the infiltration beds, and the maintenance notes were provided on the separate PCSM plan set that is not part of the Land Development Plan. These sheets are referenced on the cover of the Land Development Set. These must be included to be recorded for future maintenance.
6. There are Nyloplast inlets on the detail sheet, but the plans do not indicate where these inlets are to be installed. Please indicate on the plans where these devices are to be used.
7. The general notes on sheet 2 indicate many of the improvements will either be owned by the Homeowners association or the landowner. We believe these should be clarified and determined prior to final approval.
8. Plan sheet 27 shows the truck turning movements using a W-40 tractor trailer vehicle. However, the PennDOT truck turning movements use a WB-62 vehicle. The truck turning figure on sheet 27 should be updated for consistency with the PennDOT figure.
9. The plan should be reviewed by the fire chief for location and access to Fire Hydrants, and access by trucks, equipment and personnel.
10. There are three sizeable retaining walls some of which see vehicle loading. The detail on sheet 23 of 28 only shows exposed wall height of ten (10') feet, however the elevations on sheet 9 near residential unit 4 show elevation of approximately twenty-eight (28') feet. Please correct and provide additional information. A wall section for each wall would be helpful. Please provide design document signed and sealed by Professional Structural and Geotechnical Engineer licensed in the state of Pennsylvania with appropriate soils testing as required for design.
11. Based on plan adjustments and modifications, pending reviews by Schuylkill Conservation District and PennDOT additional comments may be developed.

#### **E. STORMWATER MANAGEMENT ORDINANCE COMMENTS**

1. Section 305.A.7 – Include the certificate from Appendix 25 on the plan set with signature and seal.
2. Section 305.B.4 – Show topography five hundred (500') feet outside the subject tract including all buildings outside the tract.





3. Section 305.C.6 - Basins 2, 3, and 4 are six (6') feet or more in height therefore the requested design requirements for soil structure and characteristics in this section must be provided by PA Professional Engineer.
4. Section 305.D.3 – Provide an Ownership and Maintenance Program, including the establishment of a HOA if required, in a recordable form per the requirements of this section.
5. Section 305.D.4 – The calculations for the sediment basin(s) do not show the outflow rates at various water surface elevations.
6. Section 305.D.6 – Provide an approved HOP permit for the extension of the culverts under east Market Street.
7. Section 305.D.8 – Evidence of receipt of NPDES and Erosion and Sedimentation Pollution Control Plan approval for the proposed development.
8. Section 307.C.1 – Submit One (1) completed copy of the Application for a Stormwater Management Permit, Major Land Disturbance Activity (See Appendix No.2 of Stormwater Management Ordinance).
9. Section 310 – Financial Security - Coordinate appropriate information/security with Article XII.
10. Section 402.A – Provide certification for the preparation of the stormwater management plan with a seal.
11. Section 402.E – Include PennDOT HOP approval for the culvert extensions along East Market Street.
12. Section 402.F – Show the flow path of Basin 2 to the nearest natural water course and show that the roadside swale has adequate capacity to carry this flow to the natural water course.
13. Section 402.G – Provide a summary table showing the pre and post development flows at each discharge point.
14. Section 402.L - Show the flow path of Basin 2 to the nearest natural water course and show that the roadside swale has adequate capacity to carry this flow to the natural water course. If the flow path crosses a private owner's property before reaching a natural watercourse a drainage easement and/or provisions of this section must be followed.
15. Section 402.M.1 – Provide a table showing that the Post Development flow is less than 50 percent of the pre-development flow.
16. Section 403.B.4 – It is not clear what IDF curve was used for the calculations. The IDF curve from Appendix 4 was not provided in the calculations and a printout of the information to create the file "Orwigsburg\_StormCurves.IDF" was not provided.
17. Section 403.D – The details/notes for the infiltration beds shall clearly indicate that the geotextile shall completely wrap the infiltration stone bed (bottom, sides and top). Additionally, there is no emergency overflow/spillway device provided for the infiltration beds. Provide a summary table showing the pre and post development flows at each discharge point and drainage areas on the mapping.



18. Section 404.A – Show the elevation of the 100-year storm on the basin sections to show compliance with this section. An easement shall be provided from the spillway outfall to a natural or artificial watercourse.
19. Section 404.E.1 – Show the maximum water depth of the basins on the basin sections.
20. Section 404.E.4 – Include fencing around proposed basin.
21. Section 404.G – Include an analysis of the potential for accelerated sinkhole development in the specific geology of the site. Provide the elevations the infiltration tests were conducted at and show the infiltration test locations on mapping with the proposed improvements to correlate which test locations apply to each BMP. Also provide the elevations that the tests occurred at. Additionally, infiltration test results for SW4 through SW9 were only shown on the summary table the full results sheets are not included.
22. Section 404.G.3 – Provide a description of how the infiltrating BMPs will be protected from sediment during construction. It is not clear what the extent of the sediment traps will be and if they will encroach upon the infiltration areas.
23. Section 404.G.5 – Provide sediment forebays or other acceptable facility for pre-filtering for the proposed surface infiltration systems for paved areas.
24. Section 404.H.2 – No emergency overflow/spillway has been provided for the infiltration beds.
25. Section 404.H.3.b – Please provide the void ratio for the selected stone for the infiltration beds that was used to determine the amount of storage. Additionally, provide details/notes for the infiltration beds that clearly indicate that the geotextile shall completely wrap the infiltration stone bed (bottom, sides and top).
26. Section 404.H.4 – Section 404.H.4 - The details/notes for the infiltration beds shall clearly indicate that the geotextile shall completely wrap the infiltration stone bed (bottom, sides and top).
27. Section 404.H.5 – As detailed some beds have cleanouts but some do not please provide cleanouts on all lateral lines.
28. Section 404.H.6 – Infiltration beds #1 and #2 do not provide the required 24 inches sump on the intake to the beds.
29. Section 405.Q – Provide a capacity analysis for the 24" RCP crossing East Market Street the location of Discharge Point 2.
30. Section 407.D.11 – For Basins that are not infiltrating an underdrain should be considered unless groundwater elevations would indicate otherwise
31. Section 407.G.1 – For Discharge Point #2 Amended soils are being used however it is not indicated on the plans where these amended soils will be placed therefore it cannot be determined if this provision is met.
32. Section 407.G.3.d – Infiltration Beds 2, 5, and 6 have infiltration rates above 12 inches per hour, even though a rate of 10 inches per hour were used in the calculations. These high infiltration



rates could cause issues such as sink holes and groundwater contamination. Please provide a justification for still allowing infiltration in these high infiltration areas and/or provide methods to slow the infiltration rates in these areas. Additionally, the PA Stormwater Best Management Practice Manual recommends infiltration rates between 0.1 and 10 inches per hour be utilized. It also states "Soils with rate in excess of 6.0 inches per hour may require an additional soil buffer(such as an organic layer over the bed bottom) if the Cation Exchange Capacity (CEC) is less than 5 and pollutant loading is expected to be significant. In carbonate soils, excessively rapid drainage may increase the risk of sinkhole formation, and some compaction or additional soil may be appropriate." Infiltration testing is from 2006, please provide documentation that this is acceptable to Schuylkill Conservation District. Clarify location of infiltration testing on plan sheets showing proposed features.

33. Section 407.G.3.g – Please confirm the stone void ratio which is, taken into account, for the Infiltration Bed Calculations and indicate such in the report.
34. Section 407.G.4.d – Infiltration Basin 2 has infiltration rate of 25 inches per hour, even though a rate of 10 inches per hour were used in the calculation. This high infiltration rate could cause issues such as sink holes and groundwater contamination. Please provide a justification for still allowing infiltration in this high infiltration area and/or provide methods to slow the infiltration rates in these areas. Additionally, the PA Stormwater Best Management Practice Manual recommends infiltration rates between 0.1 and 10 inches per hour be utilized. It also states "Soils with rate in excess of 6.0 inches per hour may require an additional soil buffer(such as an organic layer over the bed bottom) if the Cation Exchange Capacity (CEC) is less than 5 and pollutant loading is expected to be significant. In carbonate soils, excessively rapid drainage may increase the risk of sinkhole formation, and some compaction or additional soil may be appropriate."
35. Section 407.G.6.c – Basins 1, 3, and 4 do not have any infiltration data presented with the calculations and therefore it is assumed that infiltration is not occurring at these BMPs. Please confirm.
36. Section 407.G.6.d – Since there is no infiltration or other means to discharge the permanent pool from Basins 1, 3, and 4 provide a description or engineering control such as an underdrain so that the required storage volume can be infiltrated, or discharges within 24 to 40 hours.
37. Section 407.G.6.e – Provide drawdown or dewatering time calculations for Basins 1, 3, and 4.
38. Section 407.H.3 – Provide a maintenance program for each type of BMP used on-site.
39. Section 407.H.4 – Provide an access route to Basin 4 due to the steep slopes surrounding the basin prohibiting easy vehicular access.

#### **F. ZONING ORDINANCE COMMENTS**

Zoning related comments provided by Orwigsburg Borough Zoning Officer. See attached.



**G. TIME SCHEDULE**

A 90-day allowance is given to the Borough to offer a decision, which starts on October 21, 2020 if/when the PC agrees to receive the plans for review. Therefore, the 90-day period expires Tuesday, January 19, 2021. Borough Council should take action upon the plan no later than the January Council meeting; therefore, the Planning Commission could make a recommendation on the plan by their December monthly meeting.

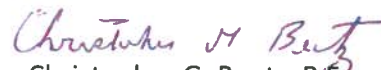
**H. RECOMMENDATION**

The plan should be revised per the above referenced comments and resubmitted in accordance with the Preliminary/Final Plan requirements. Additional or new comments may develop pending revisions implemented to plan. The previous preliminary/final plan will have to be withdrawn by the applicant.

If the owner, Orwigsburg Borough Planning Commission, Board Council or the Surveyor/Engineer has questions regarding this review, please direct them to our office. Thank you for your time and consideration in this matter.

Very truly yours,

  
Christine Haldeman, P.E.  
Project Engineer

  
Christopher G. Bentz, P.E.  
Project Manager

cc (via email):

James C. McCarthy, P.E. of McCarthy Engineering Associates, Inc.  
Paul Datte, Solicitor  
William McMullen, Zoning Officer, ARRO Consulting  
Bryon Killian, Sewer & Water Engineer, ENTECH  
Randy Miller, Borough Manager



October 19, 2020

Entech #4169.66

Mr. Randall Miller, Borough Manager  
Borough of Orwigsburg  
PO Box 128  
209 North Warren Street  
Orwigsburg, PA 17961

**Re: Land Development Plan for Blue Mountain Village – Preliminary / Final  
Plan, Borough of Orwigsburg, Schuylkill County, PA**

Dear Mr. Miller:

As requested, Entech has conducted a review of the Blue Mountain Village – Preliminary / Final Plan, dated September 10, 2020, with respect to the potable water and sanitary sewer design.

Based upon our review, Entech offers the following comments:

**SHEET 2 of 28 – NOTE SHEET**

**Comment No. 1: On Sheet 2 of 28, E.4, Applicant states: "A Highway Occupancy Permit (HOP) Plan has been prepared by Traffic Planning and Design in order to provide supplemental plan views and information for HOPS 5039470, 05040746 and 05040759, as issued by PennDOT." Please note that the only Plan made available to Entech was the connection point from the Development to State Route 2014, East Market Street. Applicant should provide all HOP plan drawings and applications for review.**

**Comment No. 2: On Sheet 2 of 28, F.1.d, Applicant states: "The Water Quality Management Permit for the sewer extension / pump station was issued on November 10, 2010 via Permit WQG022217. Please noted that Entech's understanding is that the Water Quality Management Permit was based upon a lower amount of proposed EDUs, which will affect proposed wastewater flow rates. Therefore, confirmation should be made by Applicant to confirm whether PADEP will require a new Water Quality Management Permit application or any additional information to satisfy this change.**

**Comment No. 3: On Sheet 2 of 28, F.1.e, Applicant states: "The Planning Module for the Blue Mountain Village (also known as the Pine Creek Retirement Community) was approved by the Pennsylvania Department of Environmental Resources on April 14, 2010 via ID-254945-024-3." Please noted that Entech's understanding is that the planning previously completed was for 400 residential**



units within 9 principal buildings and possibly an additional 17 EDUs from adjoining properties. However, the current planning required would be for 288 residential units within 6 principal building and an additional 36 townhouse residential units for a total EDU count of 324 EDUs. Therefore, confirmation should be made by Applicant to confirm whether PADEP will require a new planning application or any additional information to satisfy this change. Entech also notes that Pennsylvania Department of Environmental Resources should be changed to Pennsylvania Department of Environmental Protection.

**Comment No. 4:** On Sheet 2 of 28, F.2.c, Applicant states: "The Borough Pump Station and Distribution System for....." Entech questions whether Borough was meant to be Booster. Please confirm.

#### **PLAN DRAWINGS**

**Comment No. 4:** On Sheet 3 of 28, Entech notes that the proposed sanitary pump station appears to be located within the identified setback.

**Comment No. 5:** On Sheet 19 of 28, Applicant depicts tying the proposed sanitary sewer main into existing manhole 118A and typing in the proposed potable water distribution main into the Borough's potable water system. Applicant should provide details to identify how these tie-ins will be accomplished.

**Comment No. 6:** On Sheet 20 of 28, Applicant states under the Sanitary Sewer Notes, line #5: "Force main piping shall be Ductile Iron Pipe (DIP) Class 52. Borough standard are for Class 51 with cement lining to help inhibit hydrogen sulfide degradation on the ductile iron piping. Applicant should revise to include cementitious lining or another protective lining such as Protecto 401 Ceramic Epoxy lining.

#### **DETAIL SHEETS**

**Comment No. 7:** On Sheet 24 of 28, Applicant depicts standard potable water and sanitary sewer details and testing requirements. The Borough has their own standard details and testing requirements already developed, which will be shared with Applicant to incorporate into Plan Set.

**Comment No. 8:** On Sheet 25 of 28, the Sheet did not print properly in numerous locations and could not be completely reviewed. Applicant to fix format for review. For example, refer to Water Booster Station Requirements under Constant Pressure with Variable Speed Motor, which identified design conditions which are not legible. In addition, design calculations were not provided for review.



**Comment No. 9: On Sheet 26 of 28, the Sheet did not print properly in numerous locations and could not be completely reviewed. Applicant to fix format for review. In addition, Entech notes that the details shown on Sheet 25 of 28 do not match the Sewage Pump Station Requirements identified on Sheet 26 of 29. For example, the dimensions on the concrete thickness and hatch openings for the wet well and valve vault is inconsistent. In addition, design calculations were not provided for review.**

If you have any questions or comments regarding this review, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Bryon A. Killian", written over a faint, light blue horizontal line.

Bryon A. Killian, PE  
Principal



October 13, 2020

Randall Miller, Borough Manager  
Borough of Orwigsburg  
209 North Warren Street  
Orwigsburg, PA 17961

*Engineering & Environmental  
Consultants*

**Orwigsburg Office**  
**1239 Centre Turnpike**  
**Orwigsburg, PA 17961**  
P 570.366.9534  
F 570.366.9537

Re: Blue Mountain Village  
Preliminary/Final Plan  
Prepared By: McCarthy Engineering Associates, Inc.  
Dated: September 10, 2020  
Zoning Ordinance Review

Dear Mr. Miller:

We are in receipt of the above referenced plan and have reviewed the submission for conformance to the Orwigsburg Borough Zoning Ordinance and amendments thereto and offer the following comments.

**General Information**

The plan depicts a property owned by The Rhodes Organization, c/o Michael D. Rhodes, parcel 56-01-0053.001 (29.723 acres).

The plan indicates the intended use of this property is to develop thirty-six (36) townhouses and two hundred eight-eight (288) condominium units to be served by public sewer and water with a common recreation area.

The parcel is located in the V-O – Village Overlay Zoning District.

The proposed use of the parcel for a residential development of townhome and condominium use is a permitted use within the V-O – Village Overlay Zoning District.

**Ordinance 441, Section 5.20.B.4. – Setback Requirements**

All accessory building, solid waste disposal facilities, storage areas, and/or off-street parking areas shall be located at least: 50' from all exterior property lines; 50' from all local street right-of-way lines; and 30' from all state street right-of-way lines.

***OUT IN FRONT***



*The proposed pump station and pump station fence on the northerly portion of the property is shown within the 50' accessory use setback and 30' buffer.*

**Ordinance 441, Section 5.20.B.9. – Off-Street Parking**

2.5 spaces for townhouse unit; 2.0 spaces for standard condominium units; and 1.5 parking spaces for age qualified condominium units.

*The overall parking calculations comply with the parking requirements in the amendment to the zoning ordinance; however, if the buildings are broken out individually, the number of parking spaces for complex 1 and 2 are not in compliance to Ordinance 441. The calculations for the condominium utilize the calculation for the 1.5 parking spaces for age qualified condominium units. There is no indication on the plans that show the condominium units will be age qualified. The number of handicap parking spaces for the parking lot servicing Complex #3, #5 and #6 is not in compliance with zoning ordinance Section 10.07.P.4.*

	<i>Number of Units</i>	<i>Required</i>	<i>Provided</i>	<i>H/C Required</i>	<i>H/C Provided</i>
<i>Townhouse #1</i>	<i>12</i>	<i>30</i>	<i>51(Paved) 20(Grass)</i>	<i>3</i>	<i>4</i>
<i>Townhouse #2</i>	<i>12</i>	<i>30</i>	<i>52</i>	<i>3</i>	<i>4</i>
<i>Townhouse #3</i>	<i>12</i>	<i>30</i>	<i>47(Paved) 10(Grass)</i>	<i>3</i>	<i>4</i>
<i>Complex #1</i>	<i>48</i>	<i>96</i>	<i>58</i>	<i>3</i>	<i>4</i>
<i>Complex #2</i>	<i>48</i>	<i>96</i>	<i>90</i>	<i>4</i>	<i>4</i>
<i>Complex #3</i>	<i>48</i>	<i>96</i>	<i>101</i>	<i>5</i>	<i>4</i>
<i>Complex #4</i>	<i>48</i>	<i>96</i>	<i>97</i>	<i>4</i>	<i>4</i>
<i>Complex #5</i>	<i>48</i>	<i>96</i>	<i>113</i>	<i>5</i>	<i>4</i>
<i>Complex #6</i>	<i>48</i>	<i>96</i>	<i>105</i>	<i>5</i>	<i>4</i>
<i>TOTAL</i>		<i>666</i>	<i>714(Paved) 30(Grass)</i>	<i>35</i>	<i>36</i>

**General Comments**

Acting as the Sewage Enforcement Officer (SEO) for the Borough we recommend provisions be made (easements, extension, etc.) to include future service to the property of the former restaurant at 1100 East Market Street.

Page 3

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

**ARRO Consulting, Inc.**

*William N. McMullen*

William N. McMullen, Zoning Officer

Cc: Randall Miller, Borough Manager (via E-mail)  
Paul Datte, Esq. (via E-mail)  
Kevin Richards & Chris Bentz (via E-mail)  
Sherry Edwards, Borough Secretary (via E-mail)  
File 7015.44