

PLANNING COMMISSION  
November 5, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, November 5, 2015 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present for the meeting were: Fred Pozzuto, Chairman, Vice-Chairman Paula Phillis, Joseph Kopko, Laynee Zipko, Tom Steele and Bob Weber, Members. Also present were: John Stickle, Township Manager, Thomas Lonich, Township Solicitor, Rich Rush, Widmer Engineering and Ellen Wallo, Recording Secretary. Member Jay Gordon was absent.

Mr. Pozzuto then led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

None.

CONTINUATION OF PUBLIC HEARING: CONDITIONAL USE  
**Range Resources/Zediker Station West**

The first item on the agenda was a Continuation of a Public Hearing for Conditional Use Approval for Range Resources/Zediker Station West for a natural gas development/well site on Mitchell Road, zone I-2.

Member Thomas Steele recused himself from participating in this item.

Present in support of this application were Range Resources representatives and Robert Max Junker of Babst Calland who spoke for Range Resources.

Engineer's Comments (Widmer):

- A. Oil and gas wells are a Conditional Use in the I-2 Zoning District and shall be subject to the requirements of Section 245-147 of the Zoning Ordinance.
- B. Provide verification of all required Federal, State and other applicable regulatory agency or authority permit approvals for the proposed well site to the Township once received.
- C. Site operations shall comply with the Performance Standards outlined in Section 245-170 of the Zoning Ordinance.
- D. An off-street area for maintenance vehicles to stand while gaining entrance to the access Road shall be provided that does not disrupt the normal flow of traffic on the public street (245-147.M).
- E. PPC Plan should include communication between well and public water supplier (245-147.G(5)).

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- F. Proposed route to the well site along Township roads (Rankin and Mitchell and a section of Zediker Station Road) should be stabilized and widened as needed prior to pad development for the anticipated traffic to use the road throughout pad development and operations. Provide a plan of proposed improvements to Township roads. Applicant has indicated that the proposed improvements are still being evaluated.
- G. Subject to additional conditions from the Planning Commission.
- H. Provide a completed Stormwater Controls and Best Management Practices Operations and Maintenance Agreement as provided in Appendix "E" of the Stormwater Management Ordinance.
- I. Road bonding shall be provided per Township requirements for Rankin, Mitchell and a section of Zediker Station Road.
- J. Provide agreements or easements with property owners for proposed embankment alterations to Mitchell Road and Rankin Road.
- K. Provide a sight distance to the right from the proposed site drive.
- L. The plan indicating the proposed sight distances and embankment alterations (Dwg. ROAD EXB) should be sealed by the preparer.

Mr. Rush of Widmer Engineering stated that Items K and L of his engineer's comments have been addressed.

Mr. Junker reported that all of the Board members, except for Mr. Kopko, had been given a tour of several of the sites in the area, specifically since there was so much discussion about trailers being allowed to be on site at such locations. He stated that Range Resources is now requesting a recommendation to the Board of Supervisors.

Mr. Pozzuto reported that he took sound readings while on site tours and they were surprisingly low. Mr. Pozzuto also reported that he was pleased with the staging areas at some of the well sites and hopes Range Resources can provide such areas at their sites in the Township.

Mr. Weber then asked the Range Resource representatives several questions.

Mr. Pozzuto then asked for Public Comments.

John DeBord of 750 Clare Drive remarked that he is concerned about enjoyment of the public at Community Park due to the proximity of the proposed well pad site to the park.

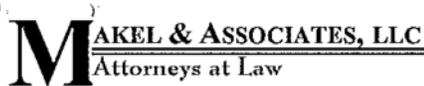
Andrea Hunt of 97 Booth Road, spoke of the positive side of gas well drilling.

Roy Ruzika of 660 Floral Hill Drive stated that Range Resources has a very good history of drilling and that Range is a good company to deal with.

John Diamond of 250 Munce Ridge Road, stated that he is a home builder and that the drilling boom in the area has been very good for the building industry.

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Judi Panasik of 35 Green Crescent Drive stated that she opposes the bunkhouses proposed by Range Resources. She presented a letter from Attorney Dennis M. Makel stating his concerns about bunkhouses. Ms. Panasik asked that such letter be entered into these minutes:



Also admitted to practice in:  
Supreme Court of the United States  
U.S. Court of Appeals for the Third Circuit  
U.S. District Court, Western District of Pa.

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South Strabane Township Planning Commission  
550 Washington Road  
Washington, PA 15301

In Re: Well Pad Facilities and Bunk Houses

Dear Planning Commission Members:

Please note that I am a resident of South Strabane Township (97 Cameron Road) and I have concerns with some issues involving "bunk houses" being placed on well sites. As Solicitor for numerous townships and boroughs in Washington and Greene counties I have substantial experience with the gas industry that currently prevails in the aforesaid counties. I am not in favor of bunk houses being placed at the well sites for the following reasons:

1. I believe that the workers at the site provide more economic impetus to the hotel industry and campsites in South Strabane Township and the surrounding area. The gas industry in their advertisements avers that the industry has increased the wealth of those industries currently existing in Southwestern Pennsylvania (i.e. hotels, campgrounds, restaurants, etc.) I am familiar with a number of private owners who modify their properties for trailers for extra income.
2. Well I am aware of some municipalities that permit bunk houses; I would opine that most municipalities are not in favor of the same. I have the understanding that representations have been made that Canton Township and Hanover Township permit bunk houses. I am unaware of the same in my position as Solicitor thereof.
3. I don't believe that bunk houses on the site would serve any purpose concerning emergency matters since the drilling and fracking procedures already involve numerous people at the site and I am unaware of any special training that the employees would have. It has been my understanding that the gas industry already employs individuals with the aforesaid training.
4. I don't see any particular economic benefits to the Township, its businesses and its residents for permitting bunk houses at the site.

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I strongly suggest that the Planning Commission consider the needs and possible economic benefits to all the residents and the businesses of the Township in making its decision about the placement of wells and bunk houses. The residents and the businesses bear the burden of paying taxes to the Township.

As always, if you have any questions or concerns, please do not hesitate to contact my office. Thank you.

Very truly yours,

By:   
Dennis M. Makel, Esquire

DMM: nz

Township Solicitor Tom Lonich stated that, in the latest proposed conditions, trailers are not bunkhouses. They are double wide trailers used to house equipment and the engineers and geologists needed to properly use and maintain such equipment. This is for safety. The number of proposed trailers is four (4) and the number of people on site using the proposed trailers is eleven, for a time period of eighteen weeks.

Range Resource representatives were concerned about the time period of eighteen weeks for the drilling at this well site. Mr. Lonich stated that Manager John Stickle could add two (2) more weeks at Range's request.

John Zitko of 123 Meadowsview Road stated that he feels the trailers should be allowed for safety reasons.

Maureen Schulte of 139 Meadowsview Road asked the Range representatives where the water comes from for the well sites. The Range representatives stated that all water is recycled from other wells and then fresh water is used. All water on these sites is recycled.

Cynthia Rossi of 99 Zediker Station Road stated that the Moningers have been at previous meetings expressing their issues with the Baumel Well, such as noise, ash and problems with the road. Also, she reported that Range Resources does not have permits for the Zediker Station West Well as of this date.

Michael Mackin of Range Resources stated that Range will be erecting a sound barrier on the southwest portion of this pad facing Community Park.

Regarding water testing, Mr. Degner stated that water testing will rely on DEP standards.

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After further discussion, Mr. Pozzuto stated that he is calling for a Roll Call Vote on Conditional Use Approval for Range Resources/Zediker Station West for a natural gas development/well site on Mitchell Road, zone I-2, subject to the conditions as prepared by Tom Lonich as listed below:

1. All activities conducted in association with, and as part of, oil and gas wells shall be in accordance with the laws of the Commonwealth of Pennsylvania existing and as amended, any applicable Federal Laws, and in compliance with all applicable Township Ordinances.
2. The proposed gas wells shall not be located within one thousand (1,000) feet of an existing dwelling on adjacent property. If a written notarized waiver by the owner of the existing dwelling is obtained, a waiver of the one thousand (1,000) foot distance condition shall be granted.
3. The well pad, which is intended to include the production facility pad area, may not exceed three and one-half (3 and ½) acres. Well pad is defined as that area upon which well heads are located. Herein, said well pad and production facility pad area is described and delineated on the drawing which was included in Applicant's application and presentation.
4. Lighting on the site shall be directed downward and shielded so to avoid glare on public roads and adjacent properties. Lighting shall not exceed 0.2 foot candles when measured ten (10) feet from any property line. The property line in this instance is referenced as not only on the ground itself, but when projected vertically at ninety degrees. Any light fixture must be contained internally upon the Applicant's site and not come within ten (10) feet in any direction of this threshold.
5. Range shall have obtained from appropriate Commonwealth, and if applicable, Federal Regulatory Agencies or Authorities, all permits required to be issued in accordance with applicable laws and regulations for the proposed use and specifically eight (8) proposed wells to be drilled at the Applicant's site. Said permits shall be provided to Township prior to any activity taking place.
6. Range shall provide Township with route for the transportation of materials and equipment utilized to construct and operate the proposed pad and facility.
7. Range shall provide screening for any material that is to be stored outside of an enclosed structure in the event that any of the materials are readily visible from adjoining occupied residential properties.
8. Range has provided, and will continue to update, its Preparedness, Prevention and Contingency Plan in accordance with all applicable laws and regulations.
9. Range shall meet with Township Safety Control individuals, including but not specifically limited to the Fire Chief, Police Chief, Code Inspector, and County Emergency Management Appointee to discuss and provide information regarding any emergency response Preparedness, Prevention and Contingency Plan.
10. Range shall supply proof of the required blanket bond issued, provided or being held by the Pennsylvania Department of Environmental Protection (DEP) to ensure proper plugging when the well is classified as inactive by the Pennsylvania DEP.

11. Range shall provide a schedule to Township, identifying dates for site preparation, anticipated drilling activity, anticipated completion, anticipated stimulation or fracturing work to begin, anticipated production, and anticipated plugging dates. Township recognizes that said dates may be dependent upon variables such as the weather, availability of equipment, leasing, permitting, production and the like. However, such scheduling shall be updated and provided to Township on a continual basis and upon reasonable request by Township.
12. Range, from the start of any construction activity to the completion of operations, shall provide 24 hour security, 7 days a week at the access road. During operations, said security shall include security personnel being present at the access road. During any other time, a locked gate, designed to prevent vehicular and pedestrian traffic, shall be acceptable. Further, if required by Township safety and security personnel, Range will address all means necessary to protect its site and well head in a reasonable manner satisfactory to Township.
13. The proposed access road to the well site shall be an improved, dust free, all weather surface constructed and maintained in such a manner that no water, sediment, or debris will be carried onto any public street. Improved dust free, all weather surface shall be defined as follows: "A paved surface with compacted stabilized aggregate and/or the equivalent of a more permanently solidified material."
14. Range shall implement measures necessary, be it, by example, vacuum truck, wheel washers and the like to ensure that no water, sediment, dust or debris is carried onto any public street.
15. The first 150 feet of said access road shall be paved.
16. Range shall obtain a driveway permit for the construction and use of said access road if adjoining a Township road.
17. Range shall provide an approved off street parking area for vehicles to stand or be positioned while gaining entrance to the access road and such shall be adequate so that it does not disrupt the normal flow of traffic on Township roadways, specifically Rankin Road and Mitchell Road.
18. There shall be no activities associated with the proposed use that will emit electrical disturbances adversely affecting the operations of radios or any equipment not located at the subject property.
19. Range shall comply and meet all Township standards with regard to sound levels as provided in applicable Township Zoning Ordinances. Additionally, however, because of the proximity of the proposed site to the Township Community Park, and to maintain the peace and tranquility expected and anticipated by individuals who seek to enjoy the Park's amenities, Range shall install sound walls along the southwest portion of the site facing the Township park to prevent any noise from emanating from the site due to the drilling activity.
20. There shall be no physical vibrations, associated with the proposed operations, detectable without instruments on any lot line shared with adjacent properties.
21. There are to be no activities associated with the proposed use that will result in malodorous gas or matter discernible at any point on or beyond applicable lot lines.

22. There are to be no smoke stack emissions, except testing or emergency flares as regulated by the Pennsylvania DEP or Federal EPA. Range will comply with applicable DEP and EPA regulations. Range shall utilize green well completion equipment as defined by DEP and EPA.
23. All earth moving activities and storm water management on the subject property shall be subject to the terms and conditions of a DEP approved erosion and sedimentation control plan and all such applicable permits. Said plan will be provided to Township before all such work is to begin.
24. Within the terms and conditions of the Township Zoning Ordinance and any other applicable Ordinances of Township of South Strabane, Federal Laws and Commonwealth Laws, Rules and Regulations and Statutes, the requested Conditional Use shall not be adverse to the public health, safety and welfare and will comply with all Ordinances, Rules, Regulations and Statutes as noted above.
25. Range shall be responsible for all damage to any Township roadways, specifically, those portions of Rankin Road and Mitchell Road affected by the proposed route as caused by the activity of Range.
26. Range shall, prior to any construction or activity, improve Rankin Road and Mitchell Road in the areas designated on the proposed route, with such improvements including, but not necessarily limited to, widening in certain areas, upgrading base and topcoat construction and resurfacing to the extent necessary to support well site construction and operations. Said improvements and maintenance shall continue throughout the course of activity taking place on the site. The proposed improvement shall be provided to Township for review and approval prior to such activity taking place. Said improvements, construction and resurfacing, shall begin and be completed before any activity associated with the proposed site commences.
27. If necessary, Range will enter into a road maintenance agreement and provide to the Township, according to Township standards, road bonds to be held by and on behalf of Township.
28. Said application as submitted by Range is for the construction of one (1) well pad to consist of eight (8) wells. Range acknowledges that should it seek to drill wells above the proposed number on the current Application, it will need to seek conditional use approval according to Township Ordinances for each well proposed to be drilled.
29. Range shall provide adequate, obvious and specific signage as to the route vehicles associated with the proposed activity are to travel and utilize. The use of the term “vehicle associated with the proposed activity,” is intended to be those trucks commonly referred to as tri-axle trucks, water trucks or of a weight requiring a road to be bonded. It is not intended to mean general passenger trucks or vehicles traveling to the site.
30. There are to be no water impoundments located upon the property. Specifically, there will be no waste water ponds nor fresh water ponds. Range may construct, install, maintain, etc. storm water ponds on the property.
31. Range shall conduct appropriate water analysis and comply with State law requirements, including necessary notification and testing of water of those properties within three thousand (3,000) feet.

32. During that period of time when there is active drilling on site, Range shall conduct water analysis associated with water quality and quantity every forty (40) days on those properties within the three thousand (3,000) feet notification area for those property owners desiring such testing. Said water testing as stated shall be applicable in any circumstance of refracking. As is required by the PaDEP, Range upon notification of any complaint by a property owner within the three thousand (3,000) feet notification area, shall investigate said complaint and comply with DEP requirements of testing. In the event that this requirement is modified by law or regulation to become less restrictive than that now required, said condition of testing shall remain in force and effect as a condition of this application.

33. If Range receives a complaint or question from an affected resident concerning the results of water testing, Range shall address such complaint or question, and if necessary and reasonable have the water retested. If it is determined that the water analysis privately performed by a resident proves to be correct and establishes that the test analysis submitted by Range was erroneous, Range shall reimburse said resident for the cost of obtaining said test.

34. Range shall provide the Township with contact information which will allow representatives of Range to be contacted 24 hours a day, 7 days a week to address any issue, complaint or emergency.

35. If a reasonable complaint is registered with Township, Range will address said complaint within 24 hours of notification to it and take whatever reasonable means necessary to alleviate and cure said complaint should it be found to be with merit. While Township acknowledges that specific resolution of a complaint may not occur within 24 hours of notification, Range will take steps necessary to address said complaint by acknowledging it, and providing the Township and complainant with a plan of how it intends to address the issue.

36. Range shall continue to review the efficiency and safety of all traffic plans and routes and will meet with Township representatives to address any issues regarding said plan or route including traffic flow and safety, if requested by Township.

37. Range shall provide flagmen, traffic control devices, etc. along that portion of the route which is a Township Road to maintain the safe flow of traffic along said route. Flagmen, traffic control devices, etc. shall be provided at times when there is heavy traffic, movement of large equipment and/or similar demands on the Township road network. Range shall provide flagmen, traffic control devices, etc. along the route and at applicable intersections to maintain the safe flow of traffic along said route. In addition, at any point in time when it appears that for safety reasons, flagmen or such traffic control measures are warranted, such shall be implemented by Range.

38. Range acknowledges that should it fail to meet and maintain any condition as set forth by the Township of South Strabane, or determined to be reasonable in any court of competent jurisdiction, then the Conditional Use Permit may be revoked and all activity on said property ceased.

39. Range acknowledges and indicates that all contractors and subcontractors are retained according to Total Recordable Injury Rate (TRIR) Standards and contracts only with those individuals or contractors who have favorable TRIR.

40. Range acknowledges that if complaints regarding sound levels are received and that its activities exceed sound decibel levels greater than that as defined within the Township Ordinance at the receptor sites, and as addressed within these Conditions, Range shall take steps necessary to install sound muffling measures including sound walls, blankets, baffles, etc. to alleviate the noise.

41. Range shall inform its operators that jake brake usage on trucks is restricted. In addition, signage to reflect the same shall be placed along the applicable route.

42. Bunk houses, employee trailers, or any such employee residential type housing facility for the housing of well site workers is not to be permitted upon the site, except that for safety and security reasons, during the well pad drilling operations phase, but in no instance for a period of time exceeding eighteen (18) weeks, Range shall be permitted four (4) trailers to house eleven (11) essential personnel as described and limited to:

- \*One (1) Consultant (Range Company Person)

- \*One (1) Rig Manager

- \*Two (2) Directional Drillers

- \*Two (2) Mud Loggers

- \*One (1) Mud Engineer

- \*Two (2) Solids Control Individuals

- \*Two (2) MWD Hands

The above identified individuals shall not be permitted to reside on site during their off days.

Said four (4) trailers shall be subject to a temporary occupancy permit and meet all other applicable Ordinances and regulations of Township and the laws of the Commonwealth. NOTE: This Condition is specific as to this application and site and is not to be construed as an approval, waiver, allowance, acceptance or the like for any other application, previously approved, pending or otherwise, as it pertains to the subject matter of this condition. Should it appear that the well pad drilling operations will exceed eighteen (18) weeks, Range may request an extension of said temporary permit by providing to the Township Manager information to support why an extension is necessary, and the length of time being requested.

In addition to the above delineated trailers, one (1) temporary facility for an on-site supervisor during the drilling and fracturing process for the proposed well site is permitted.

43. No radioactive material is to be stored on site for longer than a 24 hour period.

44. Range shall maintain at the property and on file with Township, a current list and corresponding Safety Data Sheet (SDS), formerly referred to as Material Safety Data Sheets (MSDS), of and for all chemicals used in the drilling and fracturing operations.

45. Township shall not in any manner assume any liability for actions or non-actions committed by Range Resources, its representatives, contractors and subcontractors at the proposed site which is subject to this Conditional Use.

46. Range shall comply with Township construction activity Ordinance and activity for the construction of the proposed well pad or access road, to take place only during the hours set forth in said Ordinance between 7:00 A.M. to 7:00 P.M. Monday through Saturday.

47. Truck idling shall adhere to standards set forth in the Pennsylvania Diesel Powered Motor Vehicle Idling Act.

48. A sound impact assessment or testing shall be provided to Township as part of the Conditional Use Application.

49. Range agrees to restrict heavy truck traffic (3 or more axles) on a Township Road during those periods of time in which the Trinity Area School District schedules morning and afternoon school bus drop-off and pick-up of students. Range shall also provide a contact person and phone number to the District Transportation Office,

and subject to the engineer's comments (Comments K&L have been addressed):

Ms. Zipko	Yes
Mr. Weber	No
Mr. Kopko	No
Ms. Phillis	Yes
Mr. Pozzuto	Yes

The motion carried.

#### CONTINUATION OF PUBLIC HEARING

##### **Range Resources/Baumel Well Pad**

Mr. Pozzuto stated that this item is a consideration of an amendment to prior Conditional Use Approval for Range Resources for the Baumel Well Pad site on Kopper Kettle Road, for additional trailers for overnight accommodations, zone A-1.

Member Thomas Steels recused himself from participating in this item.

Mr. Pozzuto stated that he is calling for a Roll Call Vote on this item to allow additional trailers for overnight accommodations at the Baumel Well Pad Site, to allow four (4) trailers, eleven persons remaining on site for an 18 week time line, subject to a time extension being granted by the Township Manager, if requested.

Ms. Zipko	Yes
Mr. Weber	No
Mr. Kopko	No
Ms. Phillis	Yes
Mr. Pozzuto	Yes

The motion carried.

#### PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

##### **Charter Foods North/Taco Bell**

This item is for Preliminary and Final Land Development Approval for Charter Foods North for a Taco Bell to be built at Northgate Plaza, 460 Washington Road, zone C-2.

David Neill of the EADS Group was present in support of this application.

Engineer's Comments (Widmer):

- A. Variances were granted by the Zoning Hearing Board for front yard setback, buffer requirements, and parking requirements. Indicate in the notes on Drawing No. C2 the date of the Zoning Hearing Board meeting the variances were granted.
- B. Provide verification of easement from Northgate Associates for the 15-foot buffer per the Zoning Hearing Board requirements.
- C. Provide a letter from Northgate Associates that overflow parking may use Northgate property per the Zoning Hearing Board requirements.
- D. Approval clauses are not needed on the land development plans. Stormwater Management clauses refer to Smithfield Township, Huntingdon County.
- E. Provide appropriate signage (Do Not Enter, Left Turn Only, etc.) as needed to direct traffic through site per directional arrows.
- F. Trash dumpster may need to be re-oriented to allow for emptying of dumpsters and maintaining traffic flow.
- G. The proposed site impervious areas are approximately the same as existing. Both exceed the allowable of 75%. Accounting for the 15-foot buffer required from Northgate Associates per the Zoning Hearing Board ruling, the impervious area will be less than 75%.
- H. Per Section 245-171.J(4)(G) of the Zoning Ordinance, three (3) deciduous trees are required.
- I. Proposed accessible parking shall be in accordance with ADA requirements.
- J. Provide locations of proposed erosion and sedimentation controls on the Erosion and Sedimentation Plan.
- K. Provide a lighting plan indicating compliance with Section 245-182.L(2) of the Zoning Ordinance.
- L. Provide a storm water watershed map with drainage areas identified.
- M. Provide input parameters for the storm water detention piping and outlet structure in the storm water calculations.
- N. Provide a Stormwater Controls and Best Management Practices Operations and Maintenance Agreement per Appendix "E" of the Stormwater Management Ordinance.
- O. A Grading Permit will be required from the Township.
- P. A Land Coverage (Paving) Permit will be required from the Township.
- Q. Building drawings subject to approval by the Township.
- R. Proposed signage shall be submitted to the Township for approval through a sign permit application.

Mr. Rush stated that the dumpster (Item F) was the only item that wasn't a housekeeping issue. Mr. Neill stated that they had rotated the dumpster and taken care of the issue.

Mr. Pozzuto then asked for comments from the audience and there were none.

After further discussion, Mr. Steele recommended approval of Preliminary and Final Land Development for Charter Foods North to build a Taco Bell at Northgate Plaza, 460 Washington Road, zone C-2, subject to the engineer's comments. The motion was seconded by Ms. Zipko and carried.

**PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL**  
**Heartland Restaurant Group, LLC/Dunkin' Donuts**

This item on the agenda is for Preliminary and Final Land Development Approval for Heartland Restaurant Group, LLC to build a Dunkin' Donuts at Murtland Avenue and Raymond Boulevard, zone C-2.

Dan Orie and Michael Orie were present in support of this application.

Engineer's Comments (Widmer):

- A. Drawings shall be signed and sealed by the preparer.
- B. A note should be added to the plans indicating that the South Strabane Township Zoning Hearing Board granted variances at their September 29, 2015 meeting for reduction of required parking spaces (18), buffer area reduction along the western side of the site for the drive-thru, and setback for the proposed pylon sign.
- C. Buffer Area "C" will be required along the length of development along the western boundary except for the drive-thru area which received a variance (see comment "B"). The provided landscaping plan should indicate the proposed buffer plantings along the western boundary line.
- D. Provide design drawings for the proposed retaining wall.
- E. Proposed accessible parking shall be in accordance with ADA requirements.
- F. Provide verification from PennDOT that the existing intersection is adequate for the proposed development under the existing approved permit.
- G. Verify the proposed storm facilities are designed in accordance with the Township's Storm Water Management Ordinance (Ordinance No. 1-12). The post-development peak release rates shall not exceed 80% of the pre-development peak release rates. Storm water management calculations should be provided for all proposed detention facilities.
- H. A structure (manhole, etc.) should be installed at the connection with the existing 36" CMP storm pipe.
- I. PaDEP Sewage Facilities Planning Module or exemption approval will be required.
- J. Subject to building permit approval from the Township.

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- K. Grading Permit shall be obtained from the Township.
- L. Land Coverage (Paving) Permit shall be obtained from the Township.
- M. Proposed signage shall be submitted to the Township through sign permit applications.

Mr. Pozzuto asked for comments from the audience and there were none.

After further discussion, Ms. Phillis made a motion to recommend Preliminary and Final Land Development Approval for Heartland Restaurant Group, LLC to build a Dunkin' Donuts at Murtland Avenue and Raymond Boulevard, zone C-2, subject to the engineer's comments. The motion was seconded by Mr. Weber and carried.

**PRELIMINARY AND FINAL SUBDIVISION APPROVAL**  
**Strabane Manor Lot 303 Revised**

This item is for Preliminary and Final Subdivision Approval for Strabane Manor Lot 303 Revised which creates four (4) townhome units from one larger tract at Flint Drive, zone R-4.

Jimmy Sperdute of Sperdute Land Surveying was present in support of this application.

Engineer's Comment (Widmer):

- A. Plan shall be signed and sealed by the preparer.

Mr. Pozzuto asked for comments from the audience and there were none.

After further discussion, Mr. Steele made a recommendation for approval for Strabane Manor Lot 303 Revised which creates four (4) townhome units from one larger tract at Flint Drive, zone R-4, subject to the engineer's comment. The motion was seconded by Ms. Zipko and carried.

**PRELIMINARY AND FINAL SUBDIVISION APPROVAL**  
**The Old Mill Plan of Lots-Revision No. 1**

This item is for Preliminary and Final Subdivision Approval for The Old Mill Plan of Lots-Revision No. 1 to subdivide one lot (Lot 3 Consolidated) into four (4) smaller lots, zone C-2.

Patrick Cooper of Gateway Engineers and Jonathan Kamin were present in support of this application.

Engineer's Comments (Widmer):

- A. Remove second (condensed) Supervisor's clause.
- B. Provide a table indicating the original acreage and the proposed acreage of each subdivided lot (Lots 4, 5, 6 and Conservation Parcel A).
- C. Provide a note on the plan that no land development permits or building permits are permitted for Conservation Parcel A.

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- D. Indicate the location of any watercourses or wetlands, if any exist on the property.
- E. Indicate the company or authority that will provide water, sewer, gas, electric and other utility services, showing the existing or proposed location of the utilities.
- F. If applicable, indicate flood hazard zone boundaries as identified on the current Official Map for the Township issued by the Federal Insurance Administration.
- G. Indicate the locations of existing sanitary and storm water systems and facilities on the plan.
- H. Provide directional arrows for indicated bearings.
- I. Per Subdivision and Land Development Ordinance, plan shall be drawn at a scale of not less than one inch equals 50 feet (1" = 50'). The submitted plans are drawn at a scale of one inch equals 100 feet (1" = 100'). A waiver will be required by the Board of Supervisors.

Mr. Rush stated that most of the engineer's comments are housekeeping items, except for the scale waiver required from the Board of Supervisors.

After further discussion, Mr. Pozzuto made a motion to recommend Preliminary and Final Subdivision Approval for The Old Mill Plan of Lots-Revision No. 1 to subdivide one lot (Lot 3 Consolidated) into four (4) smaller lots, zone C-2, subject to the engineer's comments. The motion was seconded by Ms. Zipko and carried.

**PRELIMINARY AND FINAL SUBDIVISION APPROVAL**  
**Patrick DeCuir Subdivision No. 1 (Revised)**

This item is for Preliminary and Final Subdivision Approval for the Patrick DeCuir Subdivision No. 1 (Revised) for two (2) lots at 1 Raymond Boulevard, zone C-2.

Michael Ogin of Gateway Engineers was present in support of this application.

Engineer's Comments (Widmer):

- A. Existing acreage total for existing lots in Area Table is incorrect.
- B. Plan shall be signed and sealed by the preparer.
- C. Provide directional arrows for chord bearings indicated on the plan.

Mr. Rush stated that the engineer's comments are all housekeeping items, and that this subdivision plan can be recommended for approval.

After further discussion, Ms. Zipko made a motion to recommend Preliminary and Final Subdivision Approval for the Patrick DeCuir Subdivision No. 1 (Revised) for two (2) lots at 1 Raymond Boulevard, zone C-2, subject to the engineer's comments. The motion was seconded by Ms. Phillis and carried.

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MINUTES

A motion was made by Ms. Zipko and seconded by Ms. Phillis, to approve the minutes of the meeting of October 1, 2015 as written. The motion carried.

There being no further business to come before the Board, the meeting adjourned at 9:40 P.M.

Submitted by,

Ellen G. Wallo  
Recording Secretary

November 5, 2015