

Upper Providence Township
Planning Commission
Regular Meeting
September 24, 2018

The Upper Providence Township Planning Commission held its regular monthly business meeting on Monday, September 24, 2018 in the Township Council room. The meeting was called to order at 7:00 PM. The meeting was opened with the Pledge of Allegiance. PC members present were Michael Crotty, Joseph Maylish, Dr. David Thomas, Brianna Schehr, Jackie Larkin, Brian Carr and James Zaccaria. Also present were: Elizabeth Naughton-Beck, Esq., Township Solicitor; James P. Kelly, P.E., Township Engineer; Gregory Lebold, Township Manager and Kim McCloskey, Administrative Assistant

Approval of Minutes

Mr. Crotty made a motion seconded by Ms. Schehr to approve the minutes of June 25, 2018.

Mr. Carr - Yes

Ms. Schehr - Yes

Ms. Larkin - Yes

Mr. Zaccaria - Abstain

Mr. Maylish - Yes

Mr. Crotty - Yes

Dr. Thomas - Yes

Motion passed 7-0

Public Comments and Questions

Liz Linton of 14 Spring Street inquired about the status of the proposed hotel on State Road. She was advised that no action has been taken and the Township has not received anything new regarding the project.

Communications

None

Special Reports by Officers or Committees

None

Old Business

Comprehensive Plan

New Business

923-923 N. Orange Street Preliminary Subdivision/Land Development

Mr. Lee Stivale gave a brief background on the proposed project. Plans were previously submitted two years ago, initially as five dwellings and then revised to four dwellings during that review process. Planning did give a recommendation on the last submitted plans for four homes to be presented to Council for approval subject to zoning compliance. Attorney Stivale noted that the Zoning Hearing Board did not grant the applicant's request, and, due to riparian buffer and net out issues Applicant is back with a 3 dwelling land development. The proposed plan has a total impervious surface of approximately 12,000 to 13,000 sq. ft. They must still go to the ZHB to obtain certain required zoning relief. Two forms of relief will be required. The total area is 2.65 acres of which 50 % is riparian buffer.

According to the applicant, the project includes three lots situated in a manner designed to minimize impact on the steep slopes, very steep slopes and prohibited steep slopes. The homes will be craftsman style approximately 3500 sq. ft. with a design consistent with architecture in this area.

Michael Ciocco from Catania Engineering commented on the review from JP Kelly dated September 2, 2018. They will comply with and address the items in the review letter.

JP Addressed an issue with lot 1 the driveway it is 20' which will fit 1 car - Catania will look into at pushing the garage back or shift it to accommodate additional parking - this can be satisfied.

There was a discussion on how the mail will be delivered. The mailboxes will be at the bottom of the common drive with room for people to stop to get the mail. They can also widen the entrance. The school bus stop will mirror exactly what is across the street where there are 5 houses on a private drive. They can install a bench for the kids to sit for the bus if it is recommended. Plans for lighting were discussed. They don't want lighting to disturb the current neighboring residents, but will install lamp post at each driveway on timers so that there is adequate lighting for the shared driveway. They will establish an HOA or other agreement between the homeowners, which will be responsible for all common improvements (including stormwater improvements).

Ms. Beck questioned the status of the 4 lot plan that is at the County for review. Attorney Stivale stated that this 3 lot plan will replace the 4 lot plan (which will be nullity if this plan is approved).

Mr. Crotty made a Motion, seconded by Mr. Carr to recommend that Council approve the Preliminary 3 lot Subdivision/Land Development application for 923-925 N. Orange Street prepared by Catania Engineering Associates, Inc. dated July 25, 2018, subject to:

1. Satisfaction of all open comments in the Township Engineer's review letter dated September 21, 2018, including but not limited to those related to:
 - a. The planning, design and operation of the storm water management facilities;
 - b. Ensuring that clear sight triangles are provided;
 - c. Applicant obtaining all required zoning relief from the ZHB;
 - d. Applicant establishing a shared driveway agreement for maintenance of the same between the lot owners, as well as all appropriate agreements for the long-term maintenance of the storm water management facilities and other public improvements;
2. Installation of light posts at the ends of each of the proposed driveways in order to provide some minimal amount of lighting for the shared driveway;
3. Clean up/correction to the plan notes on Sheet 3 of the plans (referencing 5 lots and a private road - instead of 3 lots and a shared driveway); and
4. Review/revise the driveway length on lot 1.

Mr. Carr - Yes
Ms. Larkin - Yes
Mr. Maylish - Yes
Dr. Thomas - Yes

Ms. Schehr - Yes
Mr. Zaccaria - Abstain
Mr. Crotty - Yes

Motion passed 7-0

DELCORA - Sewage Facilities Planning - ACT 537

Mr. Crotty explained that DELCORA provides sewage treatment and disposal for the Township as well as 12 other municipalities in the region. The pump station in Ridley Township which services Upper Providence where all of our sewage goes - whenever it rains it gets overloaded (under its permitted capacity), which could potentially cause the water to push back into basements. Infiltration and inflow (water seeping into the pipes when there are heavy rains) which could be caused by a combination of people that have their sump pumps hooked up illegally to the sewer lines, cracks in the pipes, or a host of other issues. DELCORA needs to address it. Whenever they go above and have these overload, they get fined by the DEP. They have come up with four options.

1. Increase their Central Pump Station; Upgrade from 40 million gallons a day to 50 million gallons a day at a cost of \$11.4 Million.
2. Increase the DELCORA Pump Station in Ridley Township; Upgrade from 16 million gallons per day to 24 and would reroute those flows away from the central pump station at a cost of \$7.4 million.
3. Undertake a project to reduce the infiltration inflow \$34.2 Million
4. Do nothing, which will cost nothing until they start getting fined by the DEP and hit with lawsuits.

DELCORA's recommendation in the 537 Plan is #2 to upgrade the Ridley Township Station.

Mr. Ciocco from Catania Engineering stated that DELCORA is putting together a steering committee to address the I&I issues. They have started test metering programs in some areas to take a look to see if they can target some of the I&I issues in some of the neighborhoods. I&I reduction is not a quick fix, it happens over years and can be costly. The Central Pump Station in Ridley Township is on the DEP's radar because they have had a number of overflow events.

The Crum Creek Pump Station now pumps to the central Delaware pump station - we will now take 24 million gallons a day instead of just 20 million and take it out of Philadelphia and send it to DELCORA. Philadelphia has many charges so the more flow they can take out of Philadelphia the better. It will be a cost savings not having to pay the City of Philadelphia. This proposal will increase the flow to DELCORA as it will reinforce Crum creek and avoid flow charges into Philadelphia. They want to take as much as they can out of Philadelphia.

Mr. Kelly added that in option #1, to upgrade the DELCORA Central Pump Station for 11.4 million, the end user would end up paying for that, the municipalities, and it will essentially send more flow to Philadelphia which is what they want to avoid. The CDCA consists of 12 member municipalities - 8 of which flow into the Crum Creek Station. DELCORA would do the project and then bill the CDCA for the total project

cost and that would be split up based on the current agreement. Upper Providence is 5%. Mr. Ciocci stated that an addendum was sent and the cost for #2 may be potentially be in the 8.4 or 8.5 million range. DELCORA will issue a 20 year bond based on all users in CDCA will be approximately an increase of \$15 - \$20 per user.

Mr. Kelly advised that Upper Providence has zero I&I because it is all low pressure sewer. JP agrees with the recommended option #2.

Mr. Crotty made a motion that the Planning Commission recommend approval of the 537 Study Plan pursuing diversion from the CDCA Crum Creek Pump Station seconded by Mr. Carr. Mr. Lebold stated that the Resolution regarding this would be announced at the October 11, 2018 Council meeting.

Mr. Carr - Yes
Ms. Larkin - Yes
Mr. Maylish - Yes
Dr. Thomas - Yes

Ms. Schehr - Yes
Mr. Zaccaria - Abstain
Mr. Crotty - Yes

Motion passed 7-0

Adjournment

With no further business to conduct, Mr. Crotty adjourned the meeting at 7:58 PM.

Submitted by:

Kim McCloskey
Administrative Assistant