

**MINUTES  
EAST NOTTINGHAM TOWNSHIP  
PLANNING COMMISSION  
October 25, 2004**

The Regular Meeting of the East Nottingham Planning Commission was held in the Township Building on October 25, 2004. Those present were: Chairperson Marianne Russo, Vice-Chairman Joseph R. Bauer, Alvin Miller, Michael Rebert, Thomas J. Olivieri, Clifford Lee, Ron Ragan, Andrea Hingley, and numerous guests.

The Meeting was called to order at 7:12 P.M. by Chairperson Marianne Russo.

The Pledge of Allegiance was led by Vice-Chairman Joseph R. Bauer.

Motion by Chairperson Marianne Russo to make three additions in the agenda. Ordinance Amendment review of two previously seen items: Erosion and Sedimentation Control Permit and Dedication of Streets as well as the SDL D Ordinance update on the Freeze/ Featherman concept. Motion by Joe Bauer to approve the revised agenda, seconded by Thom Olivieri.

Aye: M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee                      Nay -0-

Chairperson Marianne Russo asked for public comment on the agenda, receiving none, it was unanimously approved to adopt the agenda.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee                      Nay -0-

Motion by Vice-Chairman Bauer, seconded by T. Olivieri to approve the minutes of the September 27, 2004 Regular Meeting, as presented by the secretary.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee                      Nay -0-

Two guest speakers on Drip Distribution gave presentations on drip distribution, Ralph DeFazio from the Chester County Health Department and David Linahan from Yerkes Associates, Inc.

- A. Alternative septic system to sand mounds and spray as a possible method of choice.
- B. System used on most types of properties as an alternative to sand mounds with iffy soils.
- C. Research done in Wisconsin and process used in agricultural areas as well as in Israel; a system that has been around for 30 years.
- D. Computer driven and reliable.
- E. Process is all in delivery system. Time dosed, water release depends on soil type and quality.

- F. Placement of system is vital.
- G. System is overseen by DEP and manufacturer.
- H. County standards are upheld by manufacturer and State.
- I. No perc testing required, but thorough soil analysis is done by soil scientists, geologist (for large scale systems).
- J. Solids removal – 100 microns can be removed. Septic tank & aeration/peat filter - soil breaks down pathogens.
- K. System is back flushed each cycle to prevent clogging.
- L. More planning is required for large scale projects
- M. Operation and Maintenance agreement with Municipality which contracts with the maintenance provider.
- N. System in Bridlewood in Thornbury Township has been operational for 4 years
- O. Possible problems – blown fuse, clogged tube – replace tube by laying a new one next to old; filter maintenance for residential systems is necessary.
- P. Land area can be used as open space for passive recreation, e.g.,– dog walk, Frisbee, etc,
- Q. Act 537 Plan – large system recommend to be contracted out.
- R. 16 community systems operating, more in construction in PA.
- S. Certified technicians oversee the systems.
- T. Systems are designed for specific use and must be treated as such, i.e., if area is used for play (football, etc.) fields should not be mowed too closely.
- U. System does not require replacement area, as for spray irrigation systems.

**Compost Ordinance** – Public hearing was held mid-October concern was on Hazardous waste - PC recommends that MSDS be made available in safe location for fire department. Specific editorial changes/revisions: Ordinance (1800.1, 1801 4th page, paragraph 3, change " exiting" to existing; Combine the definitions of landscape and screening in Nos.5 & 10. Motion to send to BOS with revisions by Vice Chairman J. Bauer seconded by M. Rebert Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee Nay -0-

**Horses Per Acre** - Court rules change from 3 acre to 2 acre per horse is OK. Clarification on language of increments needed – 1 horse/ 2ac, 2 horses/ 3 ac., etc. 10 acres plus is considered agriculture and therefore we cannot regulate the number of large animals on tracts of 10 acres or more. Recommend to send to Winnie Sebastian to review, amend to change from 3 to 2 acres/animal, and then adjust the increment language. Questions about gross/net acreage. 401B.1 Sec. B. Motion by Vice Chairman J. Bauer seconded by T. Olivieri Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee Nay -0-

### Ordinance Review

**Noise Ordinance** – Nothing further

**Erosion and Sediment Control Permit** – Permit not for subdivisions, is not for stormwater. 1000sf. + would need permit. Motion by T. Olivieri, seconded by J. Bauer to send to the BOS for evaluation, before CCPC review..

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee                      Nay -0-

**Dedication of Streets** – Recommend that 15% of the cost of construction of the stormwater management facilities (basins, inlets, manholes, end walls, pipes, etc.) be donated to the township to provide a permanent maintenance fund for stormwater management facilities. The fund to only be used by ENT to maintain the structural integrity and functionality of the stormwater facilities. Motion to send to township solicitor for approval by Vice Chairman J. Bauer seconded by C. Lee

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee                      Nay -0-

### **Subdivision/Land Development**

**A. James Mark** – Postpone until November meeting. Still working with CCCD.

Motion by C. Lee seconded by A. Miller

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee                      Nay -0-

**B. Jordan Manor** – Working on cluster. Request 90 day extension letter. Motion by Vice-Chairman J. Bauer seconded by T. Olivieri.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee                      Nay -0-

**C. Woods At Nottingham** - Deferred until next meeting. Motion by T. Olivieri seconded by Vice-Chairman J. Bauer.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee                      Nay -0-

**D. Elkdale Development**– Jahan thanked guest speakers for Drip distribution info. Ongoing issues about open space and OASA. Open space area has been revised excludes drip area. Spence Andress reported that the lots are smaller, the area around wetlands has been increased, and that the revised plan meets open space requirements. The lot size is approximately 1/4 ac., and there is a private road to the farm. Recommendation from PC to make two roads onto Little Elk Creek Road into one because of possible problems for school busses and also egress onto Little Elk Creek Road. A traffic impact study may be needed. Work is needed on the top right cul-de-sac. Working with Sewer Authority on approvals. Constitutes a change in preliminary plan. Concerns about waivers. No motion was made.

**E. Meadowview Estates** – Waiting for information on sewage. Extended until February. Motion to take no action e by T. Olivieri seconded by A. Miller.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee                      Nay -0-

**F. Liz Miller** - Motion to take no action by Vice-chairman J. Bauer, seconded by C. Lee.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee Nay -0

**G. Shepherd Farm** -- Motion to request 90 day extension letter T. Olivieri, seconded by Vice-Chairman J. Bauer.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee Nay -0-

**H. Ruth Coldiorn** -- Motion to take no action by T. Olivieri, seconded by Vice-Chairman J. Bauer.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee Nay -0-

**I. Lawrlane Farms** -- Name changed to Century Oak. Final plans not received by REA to call for review letter. Clock starts 10/25/04. Motion to take no action by T. Olivieri, seconded by Vice-Chairman J. Bauer.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee Nay -0-

**J. Hickory Hill Treatment Plant-** Review in progress by REA. Discussion as to who will own sprayfield. It will be owned by the HOA. HOA will own open space. One civic association for the 2 phases. Will be turned over to OASA. OASA has no objections to taking over easement. Motion to take no action by Vice-chairman J. Bauer seconded by T. Olivieri.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee Nay -0-

**K. Lewis Tract** -- No revised plans or planning modules. Motion to take no action by Vice-Chairman J. Bauer, seconded by T. Olivieri.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee Nay -0-

**L. Clyde Cameron** -- Motion to take no action and send to BOS as approved by Vice - Chairman J. Bauer, seconded by T. Olivieri.

Aye; M. Russo, J. Bauer, A. Miller, M. Rebert, T. Olivieri, C. Lee Nay -0-

**M. Freeze/Featherman Tract** -- Reviewed information with REA. Would like a joint session with BOS/PC to review. Soils are possibly high quality. J. Bauer rescues himself from decisions as his wife works for Beiler Campbell.

### Correspondence

**Jacob Stoltzfus** - Proposal for creation of an agricultural security act. November 9, 2004 hearing.

**Barness Organization** -- Randy Shower representing the Barness Organization. 100 ac.+ tract. Density concerns voiced. Zoning Ordinances currently don't allow

for age-qualified overlay district. Barnes suggested ENT consider amendment to current ordinance. Presented PC with information.

**Kim Galli, Century 21-** PC recommendation is that this is a matter for the BOS and township solicitor to determine.

The meeting was adjourned at 10:17pm.

Respectfully Submitted,

Andrea Hingley  
Assistant Zoning Officer



APPROVED:

11/15/04

Marianne Russo, Chairperson

