

EAST NANTMEAL TOWNSHIP
PLANNING COMMISSION
Regular Meeting - Agenda
July 13, 2023 - 7:30 p.m.

Call to Order & Roll Call

Minutes

1. June 8, 2023

Subdivisions/Land Development

1. Applicant Lane and Donna Keen and James and Audra Varnes, 1993 Fairview Road, Minor Subdivision/Lot Line Adjustment Preliminary/Final Application – 90-day review period ends September 11, 2023
(BOS meeting to act August 9, 2023)
Dane Moyer, Bursich Associates
2. Applicant Joan Gross, 1068 and 1044 Nantmeal Road, Minor Subdivision Plan/Lot Line Adjustment – extended to September 30, 2023
(BOS meeting to act September 13, 2023.)
3. Applicant Chester Springs Investments, 3121 Horseshoe Trail, Land Development Plan – extended to October 3, 2023
(BOS meeting to act September 13, 2023.)
4. Applicant Moose Meadows Properties, LLC for Twin Ponds Farm, 304 Templin Road, Preliminary/Final Land Development Plan – extended to August 5, 2023
(BOS meeting to act July 12, 2023. BOS will consider applicant’s request for a 90-day extension to November 3, 2023.)

Communications

1. Building Inspector’s Report

New Business

Old Business

Discussion

Adjournment

June 8th 2023. Planning commission meeting

Attend by
Wayne Grafton
Diana Comack
Fred Wookey
Stan Guest
Sean O'Donnell

The meeting started at 730 pm
The minutes from may s meeting were approved.

Dave Stoltfus. From Stoltfus enterprises. Review his Bucktown plan of lot line changes and easement changes.

LTL consultants didn't not review Dave's changes in time for meeting. The planning commission couldn't approve the plan without the review. We asked him to come back next month
The planning commission did make a motion That they have no objection to issuing a temporary certificate of occupancy for the new home on lot 15-16 that becomes lot 15 after the plan is approved.
This was the only subdivision discussed.

The meeting Adjourned at 810 pm

Diana Cormack

EAST NANTMEAL TOWNSHIP

APPLICATION FOR REVIEW OF A SUBDIVISION OR LAND DEVELOPMENT PLAN

The undersigned hereby applies for Review by East Nantmeal Township of the plan submitted herewith and described below:

FOR TOWNSHIP USE ONLY	
Plan title <u>Subdivision Plan</u>	File no. _____
Plan date <u>6-5-23</u>	Date received <u>6-12-23</u>
Prepared by <u>Bursich Assoc</u>	Official submission date <u>6-14-23</u>
Sketch _____ Preliminary <input checked="" type="checkbox"/> Final <input checked="" type="checkbox"/>	Decision date _____
Land Development _____ Subdivision <input checked="" type="checkbox"/>	Fee collected \$ <u>1000 APR</u> <u>2500 ESCROW</u>

RECEIVED
JUN 12 2023

1. Name of subdivision/Land development MINOR Subdivision / Lot Line Adjustment
Plan dated: 1993 Fairview Rd.

County deed book 2420 Page no. 267
(Original Tract)

Tax Parcel No. 24-5-40; 24-5-40.10; 24-5-97
JAMES L VARNES & AUDRA B VARNES

2. Name of property owner(s) LANE S KEEN SR & DONNA KEEN
(If corporation, list corporation's name and address and two officers of corporation)

Address: 1993 FAIRVIEW ROAD

Phone no. 610-469-6606

3. Name of applicant SAME
(If other than owner)

4. Applicant's interest if other than owner SAME

5. Engineer, architect, surveyor, or landscape architect responsible for plan:
BURSICHL ASSOC

Address: 2129 E. HIGH ST
POTTSTOWN PA 19464 Phone no. 484-941-0411

Fax no. _____
DANE.MOYER@BURSICHL.COM

Total acreage 97.82 Number of lots 4

Acreage of adjoining land in same ownership (if any) 0.3118 AC

Type of development planned: Single Family

- Two-Family
- Multi-Family
- Commercial
- Industrial
- Other (specify) _____

Are there any judgments, easements, liens, deed restrictions, or agreements of record affecting the property?

Yes ___ No If yes, list each and attach copies of all such documents. _____

Type of water supply proposed: _____ Individual on-site
_____ Community system

NO IMPROVEMENTS Other (specify) _____

Type of sanitary sewage disposal proposed: _____ Individual on-site
_____ Community system

NO IMPROVEMENTS Other (specify) _____

Sewage module submitted with application? Yes No

Notice to Pennsylvania Historical and Museum Commission? Yes No

Are all roads proposed for dedication? Yes No NONE

Acreage proposed for park, open space or community use: N/A

Present zoning and applicable zoning changes, variances, special exceptions, if any, to be requested: NONE

Have appropriate public utilities been consulted? Yes No

18. Material accompanying this application:

	<u>Number</u>	<u>Item</u>
a.	<u>N/A</u>	Stormwater management calculations
b.	<u>N/A</u>	Erosion & sediment control plan
c.	<u>N/A</u>	Impact studies
d.	<u>N/A</u>	Sewage module
e.	<u>N/A</u>	Other

The undersigned represents that to the best of his/her knowledge and belief all the above statements are true, correct, and complete.

Date: _____

Signature of owner or applicant:

Lane S. Keen Sr

LANE S. KEEN SR
Print name

This plan has been accepted for review.

Susan M. Rutherford
Township Secretary

Date: 6-14-2023

Donna K. Keen
DONNA K. KEEN
Jim J. Varnes
JAMES L. VARNES

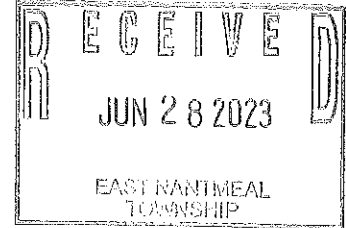
Andrea B. Varnes
ANDREA B. VARNES



June 27, 2023

VIA FEDEX

Ms. Susan Rutherford
Township Secretary
East Nantmeal Township Planning Commission
3383 Conestoga Road
Glenmoore, PA 19343



Reference: *Redding Furnace Farm
Gross Subdivision | Lot Line Change Plan
Parcels 24-2-19 & 24-4-18.1 | 1044 & 1068 Nantmeal Road
East Nantmeal Township, Chester County, PA
Nave Newell No. 2021-118.00*

Dear Ms. Susan Rutherford:

On behalf of our client, Redding Furnace Farm / Gross Subdivision, please find enclosed the following items for the Lot Line Change Plan of the Minor Subdivision, proposed on Parcel 24-4-19, located at 1068 Nantmeal Road, and Parcel 24-4-18.1, located at 1044 Nantmeal Road:

1. Minor Subdivision / Lot Line Adjustment Plan, dated May 5, 2022, and last revised June 23, 2023 (4 Copies);
2. Act 537 Planning Waiver approval letter from PADEP Dated June 6, 2023 (1 Copy);
3. Legal Description Lot 1 (1 Copy);
4. Legal Description Lot 2 (1 Copy);
5. Letter from Surveyor of Record dated June 27, 2023 (1 Copy); and
6. Thumb Drive containing electronic copies of above enclosures (1).

We are in receipt of the review letter from East Nantmeal Township Engineer LTL Consultants, LTD., dated April 20, 2023, and we offer the following responses to their comments in corresponding order:

Conformance with the Zoning Ordinance

1. *Zoning District* – The properties are located in the Agricultural Preservation (AP) zoning district. Both properties are classified as Class I, AP Lands, because they contain ten (10) or more gross acres in area. Revise the plan to provide a note stating the zoning district and classification.
Response: A note stating the Zoning District and Classification of the property. See General Note 6.
2. *Compliance* – Due to the large size of each property, and the small area of land being conveyed, there are no zoning compliance concerns or issues.
Response: No response needed.



East Nantmeal Township Planning Commission
Nave Newell No. 2021-118.00
June 27, 2023
Page 2

Conformance with Subdivision and Land Development Ordinance

1. *(PC) Plan Classification* – Section 301.A.1.a – The plan falls under the Minor Subdivision definition and has been reviewed as a Final Plan.

Response: No response needed.

2. *(PC) Agency Reviews* – Section 302.B.3.b – Comments from the Chester County Planning Commission and the PADEP (regarding a sewage planning exemption) should be considered.

Response: We acknowledge receipt of the review letter dated June 9, 2023 by The Chester County Planning Commission. Since this is a Minor Subdivision / Lot Line Adjustment Plan where no improvements are proposed we would request East Nantmeal Township's consideration to allow approval of the subdivision without addressing these comments at this time. We enclosed a letter from PADEP approving a waiver from sewage planning.

3. *Error of Closure* – Section 303.C.2.a(1) – The plan shall be revised to state the errors of closure for both Lots 1 and 2, which are not to exceed one part per 10,000.

Response: The plan is revised to show the error of closure for both lots 1 and 2.

4. *Monuments and Pins* – Section 303.C.2.a(1) and 603 – Revise the plan to provide iron pins at the two missing corners of the common lot line between Lots 1 and 2, the missing pin along the east side of Lot 2, as well as the ten missing title line iron pins in the center line of Nantmeal Road and Conestoga Road. Revise the plan to provide concrete monuments at all corners of the property being subdivided (Section 603.A. 1). Provide a letter from the responsible surveyor certifying installation of all corners.

Response: The plans are revised to show the placement of iron pipes at the missing corners for the common line of Lots 1 and 2, a missing iron pin at the angle point along the east side of Lot 2, and iron pins placed along the rights-of-way line of both Nantmeal Road and Conestoga Road. A letter from the responsible surveyor is also enclosed indicating they are set.

5. *Existing Street Right-of-Way* – Section 303.C.2.a(6) and (7) – The existing street right-of-way width for Nantmeal Road and Conestoga Road are not labeled on the plan. Revise the plan to label each street right-of-way width, and state if it is measured from the physical center line of each street.

Response: The Right-of-Way widths are called out for both Nantmeal Road and Conestoga Road.

6. *Plan Purpose* – Provide a general note on the plan stating the purpose of the subdivision.

Response: A note has been added to the Subdivision Plan stating the purpose of the Subdivision. See General Note 7.



East Nantmeal Township Planning Commission
Nave Newell No. 2021-118.00
June 27, 2023
Page 3

7. *SALDO Waivers* – Section 303.C.2.a(12) and 803 – The plan does not list any Waivers being requested by the Applicant.

Response: We have provided a list of Waivers on the plan.

8. *Accompanying Plans* – Section 303.C.2.b – Final Plans are required to be accompanied by a Final Site Analysis Plan, Final Construction Plan, and a Final Improvements Construction Plan. However, no development or earth disturbance is proposed at this time, so these additional plans are not necessary.

Response: No response required.

9. *(PC) Sewage Planning* – Section 604.A – The Applicant shall, with Township assistance, submit the PADEP Sewage Planning Mailer from the PADEP to obtain an exemption from sewage planning.

Response: We enclosed a letter approving an Act 537 planning waiver from PADEP.

10. *Description of Properties* – Two descriptions were submitted for review by Nave Newell. The description for "Proposed Parcel 24-4-19 After Lot Line Adjustment" was consistent with the metes and bounds listed on the Minor Subdivision Plan. The description for "Proposed Parcel 24-4-18.1" contained one discrepancy. In the first course, the description listed a bearing N 08° 18' 17" and the plan lists it N 08° 18' 07". Resolve the discrepancy.

Response: The discrepancy has been reconciled between the plan and legal description.

11. *Description of Properties* – The following Final Plan administrative requirements should be completed before the plan is released for recording as per Section 303.C and 302.1):

- a. Certifications of ownership for two lots signed and notarized.

Response: The certification of ownership blocks for both lots will be signed and notarized at the time of record plan Submission and recording.

- b. Signature blocks for all Township representatives completed.

Response: All signatures from Township representatives will be completed at time of record plan submission and recording.

- c. Submit the Sewage Planning Waiver form to DEP and obtain a letter from DEP.

Response: PADEP has issued a letter dated June 6, 2023 (enclosed) approving a waiver from sewage planning.

- d. Provide the deeds for the two lots to be recorded.

Response: The deeds for the properties will be enclosed at the time they are recorded.



East Nantmeal Township Planning Commission
Nave Newell No. 2021-118.00
June 27, 2023
Page 4

- e. Install all missing property corners and provide a letter from the surveyor certifying the work.

Response: All monumentation is installed as shown on the revised plan and a letter is prepared by the Surveyor of Record indicating it has been installed.

- f. After recording, provide the Township two copies of the recorded plan, deeds, and other documents.

Response: The requisite number of plans and deeds will be provided to the Township upon recording of the plan.

If you have any questions or need additional information, please contact me at (610) 265-8323 or via email at jhogan@navenewell.net.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John L. Hogan".

John L. Hogan, PE
Senior Project Engineer

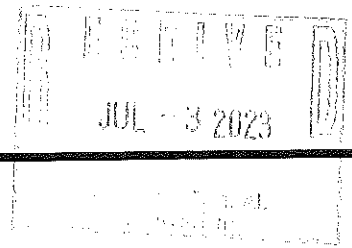
JPB/JLH/KEN

Enclosures:

cc via email: Planning Commission Members
 Tom Oeste, Esq. | Township Solicitor
 Wayne Grafton | Township Planner
 Brian Nagle, Esq. | Applicant Attorney
 Edgar R. Latshaw | LTL Consultants, Ltd.

K:\21proj\21118_Reading Furnace Farm\RevResp\Township\Gross Subdivision_Respltr_23-06-27.docx

FILE COPY



eastnant@ptd.net

From: Duncan, Jesse <jeduncan@pa.gov>
Sent: Monday, July 3, 2023 2:19 PM
To: tgbentley82@gmail.com; Dan McKenna
Cc: eastnant@ptd.net; Cairns, Tammy S.; Betts, Caitlin A.; Healey, Shannon P.; Demchak, Jim; Smith, Christopher
Subject: Twin Ponds Farm - NPDES Permit Application No. PAD150293

Therese Bentley and Daniel McKenna,

Thank you for your recent response to the technical deficiency comments that were emailed (see below) on June 6, 2023. Below, please find additional technical comments for the above-referenced project (with each number referencing the number of each previous comment):

Technical Deficiencies from Chester County Conservation District:

All District comments have been addressed.

Technical Deficiencies from DEP:

1. This comment was previously addressed.
2. This comment has been addressed. **
3. This comment was previously addressed.
4. This comment has been addressed. **
5. This comment has been addressed. **
6. This comment has been addressed. **
7. Parts a), b), d), and e) of this comment have been addressed. Regarding part c), please provide approval from or evidence of communication with DEP's Chapter 105 section which confirms that a waiver will be issued for this activity, as it needs to be verified that the disturbed area within the riparian buffer zone qualifies under the allowable activity that is marked on Module 4. [Sections 102.4(d), 102.5(i), and 102.14]
8. This comment has been addressed. **
9. This comment was previously addressed.

** *Although the necessary revisions to individual sheets/pages were made to address these comments, please resubmit the full, revised versions of the application, PCSM Module 2 (with signature), PCSM Spreadsheet, plan drawing set, and PCSM report (to include the additional page for the offsite discharge analysis).*

You must submit a response fully addressing each of the technical deficiencies set forth above. Please note that this information must be received within 20 business days from the date of this letter, or DEP may deny or withdraw the NOI/application. Alternatively, you may consider a voluntary withdrawal.

Please resubmit **highlighted** plans to ccsoil@chesco.org. Please note that **no fee** is due to Chester County Conservation District.

In addition, please submit an electronic copy (PDF) of your response letter and the revised information (all revisions should be **highlighted**) in electronic form to Jesse Duncan at DEP via e-mail at jeduncan@pa.gov (via FTP, if necessary).

Please be advised that if your response does not satisfy the technical deficiencies, in general your NOI or application will proceed to an Elevated Review. If you do not believe the technical deficiencies can be fully addressed within the required timeframe, you should consider a voluntary withdrawal. If a permit application is denied, there is no recovery of fees available; however, if you voluntarily withdraw the NOI or application and then submit a new NOI or application for the same project, previously paid disturbed acreage fees will be reapplied to the new NOI or application.

If you believe that any of the stated deficiencies are not significant, instead of submitting a response to that deficiency, you have the option of requesting that DEP make a permit decision based on the information you have already provided regarding the subject matter of that deficiency. If you choose this option with regard to any deficiency, you should explain and justify how your current submission satisfies that deficiency.

If you have questions about your NOI/application, please contact Jesse Duncan by e-mail at jeduncan@pa.gov or by telephone at 484-250-5826 and refer to Chapter 102 NPDES Permit Application No. PAD150293, to discuss your questions or to schedule a meeting. You must attempt to schedule any meeting within the 20 business days allotted for your reply.

Thank you,

Jesse Duncan | Project Manager
Department of Environmental Protection | Southeast Regional Office
2 East Main Street | Norristown, PA 19401
Phone: 484.250.5826 | Fax: 484.250.5971
www.dep.pa.gov

From: Duncan, Jesse
Sent: Tuesday, June 6, 2023 11:47 AM
To: tgbentley82@gmail.com; dmckenna@dlhowell.com
Cc: eastnant@ptd.net; Cairns, Tammy S. <tcairns@chesco.org>; Betts, Caitlin A. <cbetts@chesco.org>; Healey, Shannon P. <shealey@chesco.org>; Demchak, Jim <jdemchak@chesco.org>; Smith, Christopher <christopsm@pa.gov>
Subject: Twin Ponds Farm - NPDES Permit Application No. PAD150293

Therese Bentley and Daniel McKenna,

Thank you for your recent response to the Technical Deficiency Letter that was sent on April 21, 2023. Below, please find additional technical comments for the above-referenced project (with each number referencing the number of each previous comment):

Technical Deficiencies from Chester County Conservation District:

All District comments have been addressed.

Technical Deficiencies from DEP:

1. This comment has been addressed.
2. Please provide additional information to fully address this comment. Although both streams are called "UNT to French Creek," since they are distinctly different streams/watersheds, please update the "Stormwater Discharge Information" section of the application to include a second line (leaving the Discharge Point No. section blank if appropriate) and including the stream code for each unnamed tributary (i.e., 01583 and 01581 per eMapPA) to differentiate between the two. [Section 102.8(g)]
3. This comment has been addressed.
4. It is unclear why one peak rate tab is labeled "Twin Ponds Farm" and the other is labeled "304 Templin Road." Please add clarification to indicate which watershed each sheet is for (e.g., stream code). [Section 102.8(g)(3)]

5. Since there is a new area of concentrated flow, it is recommended that an additional analysis for the potential of erosion be performed for the 10-year/24-hour storm (for example, following Page 127 of E&S Manual: "The permissible velocity design method may be used for linings of channels with bed slopes less than 10%, while the allowable shear method is acceptable for all channel bed slopes."). [Sections 102.4(c) and 102.8(f)(15)]
6. This comment has been partially addressed. Please refer to above comment no. 5 regarding ensuring that the new concentrated flow path will not cause erosion within the riparian buffer area. [Sections 102.4(c), 102.8(f)(15), 102.11(a)(1), 102.11(a)(2), and 102.14(c)(1)]
7. Parts a), b), d), and e) of this comment have been addressed. Regarding part c), please provide approval from or evidence of communication with DEP's Chapter 105 section which confirms that a waiver will be issued for this activity, as it needs to be verified that the disturbed area within the riparian buffer zone qualifies under the allowable activity that is marked on Module 4. [Sections 102.4(d), 102.5(i), and 102.14]
8. The project site boundary still appears to be missing from PCSM Drawing No. C03.1. In addition, the riparian buffer boundary indicator line appears to not match what is indicated by the legend. [Sections 102.1, 102.4(b)(5)(iii), 102.8(f)(3), and 102.14(a)(2)]
9. This comment has been addressed.

You must submit a response fully addressing each of the technical deficiencies set forth above. Please note that this information must be received within 20 business days from the date of this letter, or DEP may deny or withdraw the NOI/application. Alternatively, you may consider a voluntary withdrawal.

Please resubmit **highlighted** plans to ccsoil@chesco.org. Please note that **no fee** is due to Chester County Conservation District.

In addition, please submit an electronic copy (PDF) of your response letter and the revised information (all revisions should be **highlighted**) in electronic form to Jesse Duncan at DEP via e-mail at jeduncan@pa.gov (via FTP, if necessary).

Please be advised that if your response does not satisfy the technical deficiencies, in general your NOI or application will proceed to an Elevated Review. If you do not believe the technical deficiencies can be fully addressed within the required timeframe, you should consider a voluntary withdrawal. If a permit application is denied, there is no recovery of fees available; however, if you voluntarily withdraw the NOI or application and then submit a new NOI or application for the same project, previously paid disturbed acreage fees will be reapplied to the new NOI or application.

If you believe that any of the stated deficiencies are not significant, instead of submitting a response to that deficiency, you have the option of requesting that DEP make a permit decision based on the information you have already provided regarding the subject matter of that deficiency. If you choose this option with regard to any deficiency, you should explain and justify how your current submission satisfies that deficiency.

If you have questions about your NOI/application, please contact Jesse Duncan by e-mail at jeduncan@pa.gov or by telephone at 484-250-5826 and refer to Chapter 102 NPDES Permit Application No. PAD150293, to discuss your questions or to schedule a meeting. You must attempt to schedule any meeting within the 20 business days allotted for your reply.

Thank you,

Jesse Duncan | Project Manager
Department of Environmental Protection | Southeast Regional Office
2 East Main Street | Norristown, PA 19401
Phone: 484.250.5826 | Fax: 484.250.5971
www.dep.pa.gov