Maidencreek Township Planning Commission Meeting Agenda
March 5, 2014

COMMISSION MEMBERS: James Schoellkopf, Jr., Joel High, David Anspach, Matt Davenport and Zack Moore

STAFF: Eugene Orlando, Jr., Orlando Law Office, Thomas Unger of Systems Design Engineering, Diane Hollenbach, Recording Secretary

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CALL REGULAR MEETING TO ORDER & PLEDGE OF ALLEGIANCE

A. APPROVAL OF AGENDA

B. APPROVAL OF PRIOR MEETING MINUTES
Approval Regular Meeting Minutes of February 5, 2014

C. ACCEPTANCE OF PLANS – None

D. COMMUNICATIONS

E. PUBLIC COMMENTS AND QUESTIONS

F. ENGINEER'S AGENDA

a) Esbenshade Time Extension 6/28/2014

b) Nolt Subdivision Final Plan

G. SOLICITOR'S COMMENTS

H. OLD BUSINESS- none

I. NEW BUSINESS - none

Adjournment

NEXT REGULAR MEETING: April 2, 2014 @ 7:00PM

Maidencreek Township Planning Commission
Wednesday, February 5, 2014

Attending: Jim Schoellkopf, Joel High, David Anspach, Matt Davenport, Zack Moore, Eugene Orlando, Jr. – Orlando Law Office, Thomas Unger – Systems Design Engineering and Diane Hollenbach – recording secretary

Guests: Bruce Rader, Harold Nolt and Lydia Nolt

Jim Schoellkopf called the Maidencreek Township Planning Commission Regular Meeting to order at 7:00 p.m. and asked everyone to rise for the Pledge to the Flag.

APPROVAL OF THE AGENDA

A motion was made by Zack Moore to approve the agenda for the Maidencreek Township Planning Commission Regular Meeting. The motion was seconded by Joel High. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by Dave Anspach to waive the reading of the January 8, 2014 meeting minutes and approve the minutes as presented. Joel High seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

ACCEPTANCE OF PLANS

A motion was made by Matt Davenport to accept the Nolt Subdivision Final Plan for review. Zack Moore seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

ENGINEER'S AGENDA

The Commission reviewed the February 3, 2014 Systems Design Engineering Inc. review letter for the Nolt Subdivision Final Plan. The plan is for the subdivision of one 1.5933 acre lot from a parent tract of 66.9 acres. The parent tract is used for agriculture and contains two farmhouses and one apartment that will be abandoned. The new lot will be for a proposed home that will utilize on-lot water and sewer. The Planning Module Exemption will be acted on at the next Supervisor's meeting. The Township's sliding scale zoning allows for one additional dwelling unit for future development.

A portion of the property lies in Richmond Township and requires their review and signature or a waiver of their review. Storm water management facility design is required. The driveway on the new lot will be paved. The existing driveway does not need to be paved but a copy of the driveway easement is required. New deeds will be required and fee in lieu of open space payment is due at the time a building permit is issued. Three waivers were requested.

A motion was made by Matt Davenport to recommend the Board of Supervisors grant a waiver to Section 190-32B(1)(a) of the Code of Ordinances of Maidencreek Township for the Nolt Subdivision to the requirement of expanding the existing street width of Pleasant Hill Road along the frontage of the property. Joel High seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

A motion was made by Matt Davenport to recommend the Board of Supervisors grant a waiver to Section 190-33.A (2) of the Code of Ordinances of Maidencreek Township for the Nolt Subdivision to exempt the existing driveway from the requirement to pave the first 20 feet. The motion was seconded by Zack Moore. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

A motion was made by Matt Davenport to recommend the Board of Supervisors grant a waiver to Section 190-36 of the Code of Ordinances of Maidencreek Township for the Nolt Subdivision to require only two monuments instead of four. The motion was seconded by Dave Anspach. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

COMMUNICATIONS –Diane Hollenbach updated the Board on the Developer's withdrawal of the Village at Summit Crest III plan. The Highway Occupancy Permit for Custom Milling has not been approved yet.

PUBLIC COMMENT - None.

SOLICITOR'S REPORT – Mr. Orlando was cautiously optimistic that the Esbenshade Greenhouse Plan would be resolved soon.

Having no other business, a motion was made by David Anspach to adjourn the regular meeting. Zack Moore seconded the motion. All members voted, "Aye." Motion carried. Meeting adjourned at 7:27 p.m.

Respectfully Submitted,
Diane E. Hollenbach
Diane E. Hollenbach, secretary

CC:	Board of Supervisors	Tom Unger, SDE	Barbara Hassler
	Planning Commission	Eugene Orlando, Solicitor	Chief Scott Eaken
	Park & Recreation	Patrick Donovan	Dan Miller
	Authority	Zoning Hearing Board & Alt.	

SUBDIVISION STATUS MAIDENCREEK TOWNSHIP, BERKS COUNTY 2/5/2014								
	CURRENT PLANS:							
No.	**Project Name**	**Plan Stage**	**90-Day Review Period Begins**	**90-Day Review Period Ends**	**Extension (may reflect more than one extension)**	**Approved BY BOS**	**Comments**	**Most Recent Review Letter Date**
1	Esbenshades	Prel.	05/06/09	08/03/09	**03/28/14**			5/6/2009
2	Village @ Summit Crest	Final	07/13/02	10/11/12	**01/15/14**		**Withdrawn @ 1/6/14 BOS Mtg.**	10/3/2012
3	Custom Milling Warehouse							
4	**Nolt Subdivision**	**Final**	**02/05/14**	**05/06/14**				
	APPROVED / PENDING PLANS:							
1	Hinkle Annexation	Final	--	--	--	02/12/08	PC approval 2/6/08 mtg. w/conditions. BOS approved w/ conditions 02/12/08	2/8/2008
2	Sarah Care Senior Services	Prelim/Final	--	--	--	09/11/08	Approved by BOS on 9/11/08 w/conditions.	8/28/2008

90-DAY REVIEW PERIOD EXTENSION OF TIME

I, THE UNDERSIGNED, being the developer of the subdivision known as

ESBENSHADE GREENHOUSE

Do hereby agree to extend the 90 day review period from the

SKETCH/PRELIMINARY/FINAL PLAN until June 28, 2014

Ludgate Engineering on behalf of Terry Esbenshade
Signature

February 19, 2014
Date

County of Berks
Planning Commission

(610) 478-6300
FAX: (610) 478-6316

Berks County Services Center
633 Court Street, 14th Floor
Reading, PA 19601-4309

James C. McCarthy, Chairman
Lee C. Olsen, Vice-Chairman
Barry L. Schlouch, Secretary
Peter Giorgi
James L. Mason
Tom McKeon
Douglas Paul Rauch
Mark C. Scott

Glenn R. Knoblauch, Executive Director
Heidi B. Masano, Asst. County Solicitor

February 4, 2014

Maidencreek Township
Diane Hollenbach
1 Quarry Road
Blandon, PA 19510

Re: Nolt Subdivision
File #: 37-12778
Plan #: 1398-37-14 (Sheet C101)
Dated: 1-22-14
PIN #: 5421-1683-5052

Dear Ms. Hollenbach,

The Berks County Planning Commission staff has reviewed the Final Plan as submitted for the above captioned subdivision. The tract is located along the western side of Pleasant Hill Road approximately 1,150-feet southeast of the intersection with Hoch Road.

This plan is reviewed by the Berks County Planning Commission pursuant to Section 502 of the Pennsylvania Municipalities Planning Code. The Commission staff has not evaluated the plan for compliance with local ordinances, unless so noted. The municipality must ensure that the plan meets local zoning, subdivision and land development requirements, and any other regulations. The following comments are added for consideration:

A. Conformity of the plan with the Berks County Comprehensive Plan:

The site is located in an Agricultural Preservation area and an Environmental Hazard area. The Environmental Hazard area is associated with the flood plain associated with Willow Creek which bisects the site. No development or land subdivision is proposed within this area of the site. The remaining land is identified as Agricultural Preservation. The proposed residential building lot along Pleasant Hill Road, next to the existing residential units, is consistent with the Berks County Comprehensive Plan 2030.

B. General Planning Comments:

1. According to our information, this property has been enrolled in the Clean & Green Program since 1994. We recommend that the owner contact the Berks County Assessment Office (610) 478-6262 for clarification of the Clean & Green requirements for the proposed subdivision.

2. The township should be sure that percolation/probe results for the proposed building lots are acceptable prior to plan approval.
3. The township should make sure that the proposed driveway is safely designed as per municipal regulations and provides adequate sight distances.
4. The plan notes that waivers have been requested. Staff suggests that the final plan provide the meeting date at which the waivers were considered.
5. A portion of the over-all site is located in Richmond Township. No development or subdivision of land is proposed in this area of the site. Therefore, Richmond Township should receive copies of all plans, related correspondence and reviews for their information and as a matter of courtesy.

C. Standard Planning Comments – not applicable.

The Berks County Planning Commission will review any additional submission of this plan at the request of the municipality. After municipal approval of the plan for recording, **a minimum of two prints should be delivered to the Berks County Planning Commission for signature. One copy is retained by this office and one copy is forwarded to the Mapping Office.** Any additional copies for the municipality and the Subdivider or Developer will be stamped. The Berks County Recorder of Deeds Office should be contacted at (610) 478-3380 relative to any questions regarding recording requirements. The applicant has 90 days to record the plan after the governing body approves the plan at a public meeting.

PennDEP should consider this review as the Berks County Planning Commission's review of the Planning Module required under Act 537. Those persons responsible for preparing the Planning Module submission for PennDEP should include a copy of this review with the module submission. Municipalities are advised that subdivision and/or land development plans must be consistent with a DEP-approved planning module or official plan revisions, or have been granted an exemption from planning by DEP prior to plan recording.

If there are any questions regarding this review, please contact me at (610) 478-6300 ext. 6305.

Sincerely,

Michelle D. Franklin
Planner III
Berks County Planning Commission

cc: Maidencreek Township Planning Commission
Maidencreek Township Engineer
Lydia W. Nolt
Berks Surveying & Engineering, Inc.
PennDEP
Berks County Assessment Office
Richmond Township Secretary
Richmond Township Planning Commission

BERKS SURVEYING & ENGINEERING, Inc.
Land Surveying and Engineering Services
311 East Main Street Fleetwood, PA 19522
Telephone 610-944-8528 Fax 610-944-6123
Member

February 18, 2014

To: C. Bruce Heilman, AICP
Township Planner for Maidencreek Township
Systems Design Engineering, Inc.
1032 James Drive
Leesport, PA 19533

RE: Response Letter to Review #1
Final Subdivision Plan for
Jacob W. & Lydia W. Nolt Property
Maidencreek & Richmond Townships, Berks County
SDE File # 14-0024-0668

Dear Mr. Heilman:

The following letter is in response to the review by Systems Design Engineering, Inc. of the previously submitted Jacob W. & Lydia W. Nolt Property Final Subdivision Plan in their review letter dated February 3, 2014.

ZONING

1. Per Section 220-17.A(1) for a 66.9 acre parent tract, a maximum of four (4) residential lots…

- Note 22 has been revised to list the ONE remaining dwelling unit available for future development.

2. All other zoning related items are in compliance.

SUBDIVISION AND LAND DEVELOPMENT

1. Deed Question – Applicant has provided a copy of the overall deed of the property. However…

- The current deed has been submitted with the revised plan.

2. Per Section 190-29.A, Plan Status – In compliance with this section as only one (1) lot is being…

- The plan was submitted as a Final Plan.

3. Per 190-17.A(14) Municipal Certifications – As the property is located within both Maidencreek…

- Richmond Township PC & BOS approval blocks have been added to the updated plan.

4. Per Section 190-15, Location Map – The Ordinance required the key map to be at a scale of…

- Location map has been revised to 1"=1,000' scale.

(Continued on Page 2)

SUBDIVISION AND LAND DEVELOPMENT Continued

5. Per Section 190-15.G & 190-17.A(3), Existing Road Rights-of-Way – The plan shows the existing…

- Existing PennDOT right-of-way is the cartway limits, which is labeled along the existing cartway edge on the plan. "PennDOT" text has been added to these labels.

6. Per Section 190-15.N(7), 190-16.C & 190-42, Stormwater Management Facilities – the applicant will…

- A stormwater design has been included on the revised plan. Notes 25 thru 29 & a detail have been added.

7. Per Section 190-17.A(13) – The certificate of ownership should be signed, sealed and notarized…

- Owner certification will be completed on plans for recording.

8. Per Section 190-16.I, Water Resources Study – Per the requirements of this Ordinance, …

- This study is NOT required.

9. Driveway Easement – The plan shows that the vehicular access to the existing farm (Lot 2)…

- The easement for the existing driveway has been signed by both parties and will be recorded by PennDOT in association with the HOP approval.

10. Per Section 190-33.A(2), Driveway Paving – The first 20 ft. of each driveway is to be paved…

- This waiver request was recommended by the Planning Commission.

11. Per Section 190-24.C.3.(d), Sewer Planning Modules – Planning modules will need to be submitted…

- The sewage planning exemption mailer was endorsed by the SEO and forwarded to DEP for approval.

12. Per Section 190-41, E&SC Plan – As no development is being proposed at this time, the…

- Note 24 states E&S approval will be required for building permit.

13. Copies of drafts of the revised deeds for the two new lots should be prepared and submitted to…

- A draft of the Lot 1 legal has been submitted with the updated plan, which will serve as and exception from any new deed for Lot 2. A new legal cannot be prepared for that property as a full survey has NOT been completed for Lot 2.

14. Per Section 190-32B(1)(a), Street Width – A Waiver Request has been submitted by the…

- This waiver request was recommended by the Planning Commission.

15. Per Section 190-36, Monuments – A minimum of two (2) monuments are to be set for each…

- A second monument has been added as directed. This waiver request was recommended by the Planning Commission.

16. Per Section 190-38, Sanitary Sewage Disposal – The existing residence is served by an on-lot…

- The Board of Supervisors must approve the sewage exemption and forward this to DEP for approval.

17. Per Section 190-43 Public Use and Service Areas – With the creation of one new building lot,…

- The developer shall pay all required fees.

SUBDIVISION AND LAND DEVELOPMENT Continued

18. PennDOT HOP – A highway occupancy permit (HOP) for the proposed driveway…

- All materials have been submitted to PennDOT for review of the HOP application. The permit number shall be added to the plan upon approval.

Sincerely,

Robert D. Hain
Berks Surveying & Engineering, Inc.

Cc: Lydia W. Nolt

BERKS SURVEYING & ENGINEERING, Inc.

Land Surveying and Engineering Services
311 East Main Street Fleetwood, PA 19522
Telephone 610-944-8528 Fax 610-944-6123

February 18, 2014

Township of Maidencreek Planning Commission and
Board of Supervisors
P.O. Box 319
Blandon, PA 19510

Re: Nolt Subdivision, Pleasant Hill Road – **Waiver Letter**

Dear Commission Members and Supervisors:

Please grant us a waiver from the requirements of the following sections of the Township of Maidencreek Subdivision and Land Development Ordinance:

Section 190-328(1)(a) Minimum Cartway Width

- The existing cartway width is adequate to handle the minor increase in traffic proposed by this development.

Section 190-33: Pave first 20 ft. of Existing Driveway

- The Lot 2 driveway is existing non-conforming. No development is proposed for this Lot 2.

Section 190-36 Monuments

- Property line markers were discovered during our field survey. Two concrete monuments are proposed on the new lot line. Steel rebar will be set at the other new lot corner.

Sincerely,

Bruce T. Rader

Bruce T. Rader for
Jacob & Lydia Nolt

Z:\JOBS-2014\Nolt-L\TWP-CO-STATE\Nolt-L_Waiver.doc

THIS DEED, MADE this 1st day of November, 1996;

BETWEEN

LENA H. ZIMMERMAN, widow, of Earl Township, Lancaster County, Pennsylvania, hereinafter the Grantor

A N D

JACOB W. NOLT and LYDIA W. NOLT, husband and wife, of Richmond Township, Berks County, Pennsylvania, hereinafter the Grantees,

WITNESSETH, That in consideration of FOUR HUNDRED SIX THOUSAND AND 00/100 DOLLARS ($406,000.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, their heirs and assigns as tenants by the entireties.

CONESTOGA BERKS

TRACT 1

ALL THAT CERTAIN tract or parcel or land, together with the buildings and improvements thereon erected, situate along the Southwesterly side of the Public Road leading from Molltown to Walnuttown, partly in the Township of Maidencreek and partly in the Township of Richmond, County of Berks and Commonwealth of Pennsylvania and being more fully bounded and described as follows, to wit:

BEGINNING at a point in the Public Road leading from Molltown to Walnuttown; thence extending in and along said Public Road, and along land now or late of Hans Peter and Louisa T. Peter, his wife, South 42 degrees 25 minutes East, a distance of 576 feet more or less to a point; thence extending along land now or late of Sallie Reinheimer, the two (2) following courses and distances: (1) leaving said Public Road, South 52 degrees 35 minutes West, a distance of 337 feet more or less to a point, (2) South 39 degrees 40 minutes East, a distance of 461 feet more or less to a point on the Southeasterly side of a private lane; thence extending along the Southeasterly side of said private lane and along land now or late of Hans Peter and Louisa T. Peter, his wife, South 48 degrees 50 minutes West, a distance of 580.45 feet more or less to a point; thence extending along land of the same and along land now or late of Norman C. Delp and along the Easterly side of a private lane, South 12 degrees 27 1/2 minutes East, crossing Willow Creek, a distance of 1272.60 feet more or less to a point; thence leaving said private lane and extending along residue land now or late of Garson Rhoads and Quinnie Rhoads, his wife, and along land now or late of Benneville H. Burgert and Ellen L. Burgert, his wife, North 86 degrees 55 minutes West, a distance of 1483.62 feet more or less to a point; thence extending along land now or of late of Benneville H. Burgert and Ellen L. Burgert, his wife, the two (2) following courses and distances: (1) North 2 degrees East, recrossing Willow Creek, a distance of 1511.40 feet to a point, (2) North 49 degrees 05 minutes East, a distance of 1556.28 feet to the

place of Beginning.

CONTAINING: 66 Acres and 102.77 Perches, more or less.

EXCEPTING AND RESERVING 1.9272 Acres which Eli Z. Zimmerman and Lena H. Zimmerman, his wife, conveyed unto Russell S. Hinkle and Alta N. Hinkle, his wife, in Deed Book Volume 1668, page 229, Berks County Records.

TOEGTHER WITH the use of a certain right-of-way over adjacent premises as set forth in a certain deed conveyance rocorded in Deed Book Volume 1693, page 450, Berks County Records.

BEING THE REMAINING SAME PREMISES which Eli Z. Zimmerman, by deed dated 10/10/75 in the Recorder of Deeds Office in and for Berks County, PA, in Deed Book Volume 1679, page 505, conveyed unto Eli Z. Zimmerman and Lena H. Zimmerman, husband and wife, as tenants by the entireties, their heirs and assigns.

85% of Real Estate in Richmond Twp., 15% in Maidencreek Twp.

TRACT 2

ALL THAT CERTAIN strip of land shown as being a portion of Eli Drive, not dedicated, in Pheasant Run Subdivision of Plan Book 54, Page 8, situate on the northerly side of Walnuttown Road, T-934 in Richmond Township, Berks County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of Lot 11 of the same subdivision plan, thence by lands now or late of Eli Z. Zimmerman, South eighty-six degrees forty minutes twenty-three seconds East (S 86 degrees 40' 23" E), fifty and eight hundredths feet (50.08'); thence by Lot 10 South zero degrees zero minutes zero seconds East (0 degrees 00' 00" E) one hundred eighty-three and fifty-five hundredths feet (183.55') to a point of curvature, a cul-de-sac; thence by Eli Drive by a curve concave to the South with a radius of sixty minutes (60.00'), a central angle of forty-nine degrees fourteen minutes fifty-five seconds (49 degrees 14' 55"), an arc length of fifty-one and fifty-seven hundredths feet (51.57') measured by a chord North ninety degrees zero minutes zero seconds West (N 90 degrees 00' 00" W) fifty feet (50.00') to a point; thence by Lot 11 North zero degrees zero minutes zero seconds East (N 0 degrees 00' 00" E) one hundred eighty-six and forty-five hundredths feet (186.45') to the point of BEGINNING.

CONTAINING: 9066.0 sq. feet or .2081 acres, more or less.

BEING PART OF THE SAME PREMISES which Frank Snyder, Executor of the Estate of Quinne Rhoads, deceased, by deed dated August 14, 1972 and recorded in Deed Book Volume 1613, page 786, Berks County records, granted and conveyed unto Eli Z. Zimmerman and Lena H. Zimmerman, his wife.

AND THE SAID Eli Z. Zimmerman being so thereof seized died on March 14, 1992 whereupon title vested into Lena H. Zimmerman by right of survivorship.

UNDER AND SUBJECT to any easements and/or restrictions which may appear of record.

AND the said Grantor does hereby specially warrant the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

R E Wolfe

Lena H Zimmerman (SEAL)
Lena H. Zimmerman

(SEAL)

STATE OF PENNSYLVANIA

Lancaster COUNTY SS:

On this, the 1st day of November, 1996, before me the undersigned officer, personally appeared Lena H. Zimmerman known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Randy E. Wolfe
Notary Public

My Commission Expires:

NOTARIAL SEAL
RANDY E. WOLFE, Notary Public
Reading, Berks County
My Commission Expires Jan. 24, 2000

I HEREBY CERTIFY that the address of the above-named Grantees is:

~~RD-3, Box 229~~
~~Kutztown, PA 19530~~

2325 Pleasant Hill Rd
Fleetwood, PA 19522

R E Wolfe
On behalf of the Grantees

RANDY E. WOLFE NOTARY PUBLIC

VL2783FG2380

54849

2783 2377

RECORDED IN BERKS CO., PA

RECORDER OF DEEDS

OFFICE OF RECORDER OF DEEDS BERKS COUNTY, PA

YL2783G2381

DEED # 54849
11-19-96 12:28MARCIA 06288075

FEE	$15.00
WRIT	$0.50
AFF HSNG	$13.50
PA TRANS TAX	$4060.00
MAIDNCRK TP	$304.50
RICHMOND TP	$1725.50
FLETWOOD SD	$2030.00
ST	$8149.00
CHK	$8186.00
CC	$37.00

THANK YOU
RECORDER OF DEEDS
ELLIE ANTOINE

47 61 28

4,060.- 4,060.-

13.50 13.50

BERKS SURVEYING & ENGINEERING, Inc.

Land Surveying and Engineering Services

311 East Main Street Fleetwood, PA 19522

Phone: 610-944-8528 Fax: 610-944-6123

www.berks-surveying.com e-mail: info@berks-surveying.com

Member

Nolt Subdivision
Legal Description for Lot 1

ALL THAT CERTAIN parcel of land on the southwesterly side of Pleasant Hill Road (53' ultimate right-of-way), shown on Nolt Subdivision Plan, by Berks Surveying & Engineering, Inc., project number 1398-37-14, and recorded in Berks County Records as Instrument No. _____ situate in Maidencreek Township, Berks County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike in or near the centerline of Pleasant Hill Road;

Thence leaving Pleasant Hill Road and along property now or late Alta N. Hinkle, South 51 degrees 06 minutes 32 seconds West, a distance of 320.84 feet to an iron pipe;

Thence along property now or late Lydia W. Nolt, the Grantor herein, the following (3) three courses and distances:

(1) South 51 degrees 06 minutes 32 seconds West, a distance of 144.35 feet to a point;

(2) North 39 degrees 06 minutes 41 seconds West, a distance of 150.00 feet to a point;

(3) North 51 degrees 06 minutes 32 seconds East, a distance of 460.22 feet to a point in or near the centerline of Pleasant Hill Road;

Thence in and along Pleasant Hill Road, South 41 degrees 00 minutes 44 seconds East, a distance of 150.10 feet to the place of BEGINNING.

CONTAINING 1.5933 acres.

BEING part of the same land and premises which Lena H. Zimmerman granted and conveyed to Jacob W. & Lydia W. Nolt, by deed dated November 1st, 1996 and recorded in Berks County Records in Record Book Volume 2783 Page 2377.

From: Richmond Township <richtwp@ptd.net>
To: Diane Hollenbach <maidentwp@aol.com>
Subject: Nolt Subdivision
Date: Tue, Feb 11, 2014 10:01 am

Good morning, Diane,

I did receive a copy of the Nolt plan and review waiver request letter from Bruce Rader on January 29, 2014. It will be presented first to our Planning Commission for review and consideration at our February 24th meeting.

Take care and have a good day!

Sharon

Sharon D. Harrison

Township Manager / Secretary – Treasurer

Richmond Township

11 Kehl Drive

Fleetwood, PA 19522

(610) 944-0348

(610) 944-6461 (fax)

From: Bruce Heilman <c.b.heilman@sdei.net>
To: Rob Hain <rob@berks-surveying.com>
Cc: raderb <raderb@aol.com>; maidentwp <maidentwp@aol.com>
Subject: RE: Nolt Subdivision on Pleasant Hill Road, Maidencreek Twp
Date: Wed, Feb 19, 2014 8:32 am

Mr. Hain:

I do not have any problem with a signature block for Richmond Twp. that acknowledges "deferral of plan review to Maidencreek Township" – that is actually what is happening. It would show that Richmond Twp. was aware of the plan so the BCPC and the ROD should be satisified.

C. Bruce Heilman, AICP

Director of Land Planning

SYSTEMS DESIGN ENGINEERING, INC.

Ph: 610-916-8528 * Email: c.b.heilman@sdei.net

From: Rob Hain [mailto:rob@berks-surveying.com]
Sent: Wednesday, February 19, 2014 8:20 AM
To: Bruce Heilman
Cc: raderb@aol.com; maidentwp@aol.com
Subject: Nolt Subdivision on Pleasant Hill Road, Maidencreek Twp

Good Morning Mr. Heilman,

Attached is the updated Nolt Subdivision plan as was submitted yesterday. Richmond Township "approval" blocks have been added as requested in your last review letter. I opened a dialogue with Gary Kraft, the Richmond Township Engineer, as to what they would like to see on the plan. He's not sure if the Township will "approve" the plan without a review. If you have some alternate language for the municipal signature block, he would like to review that as an alternate possibility. I know that previously, we have omitted Township approvals for deferrals and I think in one instance we just had a BOS signature block with a note stating that the Township "defers plan review to _____ Township." I'd appreciate it if you could take a look at this and get back to me with your comments. Thanks.

Have a great day.

Robert Hain

Project Manager

Berks Surveying &