MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

February 5, 2015

Giorgio Food, Inc.
PO Box 96
Temple, PA 19560

Dear Mr. Manmiller,

At their February 4, 2015 meeting, the Maidencreek Township Planning Commission took the following actions:

- recommended the Board of Supervisors grant a waiver to section 186-47.C.3 of the Code of Maidencreek Township to allow light pole heights of twenty-five feet; and

- recommended the Board of Supervisors grant conditional preliminary/final plan approval to the Giorgio Wastewater Treatment Plant Upgrade conditional upon completion of all items in the Great Valley Consultants February 3, 2015 review letter and the Systems Design Engineering Inc. February 4, 2015 review letter, both of which are incorporated by reference, and the combination deed and boundary deed be recorded with the approved land development plan.

The Board of Supervisors next meets on February 12th and these items will be on their agenda for approval.

Sincerely,

Diane Hollenbach

Diane Hollenbach
Manager
Maidencreek Township

cc: File
Maidencreek Township Board of Supervisors
Maidencreek Township Authority

STACKHOUSE BENSINGER INC.
330 Revere Boulevard, Sinking Spring, PA 19608

E-mail: ssainc@stseinc.com
Phone: (610) 777-8000
Fax: (610) 796-2983

February 4, 2015

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

Re: Giorgio Foods, Inc.
Wastewater Treatment Plant
SBI File 2014-050

Dear Board Members:

I, as agent for the owner, would like to request a waiver from Section 186-47.C.3. This section requires lighting fixtures shall not be mounted in excess of 20 feet above finished grade. We request a waiver to allow the pole height to be 25 feet above finished grade because the taller poles are required to project light across the treatment pond while keeping the fixture aiming down to minimize light pollution. The poles are located in the middle of the property far from adjoining properties and will have no affect on the public or adjoining property owners.

Thank you for your consideration to this request. If you have any questions, please do not hesitate to contact me.

Sincerely,

Stephen H. Bensinger, PLS

SHB:sac

GREAT VALLEY CONSULTANTS
75 COMMERCE DRIVE ♦ WYOMISSING, PA 19610-3323
PHONE: (610) 375-8822
1-800-733-4821
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February 3, 2015

Maidencreek Township
Planning Commission
P. O. Box 319
Blandon, PA 19510

Attention: Diane Hollenbach, Township Manager

Re: Giorgio Foods Inc.
Wastewater Treatment Plant Upgrade
Preliminary/Final Plan Review
GVC File 4026-002

Dear Planning Commissioners:

We received for review a Preliminary/Final Plan titled "Giorgio Foods Inc., Wastewater Treatment Plant Upgrade", submitted by Stackhouse Bensinger, Inc. The plan proposes an upgrade to the existing private Wastewater Treatment Plant which servers various properties of the Giorgio Foods complex.

Please note comments in **bold** typeface require action by or consideration of the Planning Commission and Board of Supervisors. The remaining comments should be addressed by the Applicant or his consultant, directly with Township staff or our office. The plan was reviewed for conformity with Township Ordinances and Standards, as well as accepted engineering practice. This review will address only those items that were outstanding in the most recent review completed by Systems Design Engineering, Inc. (SDE) dated December 3, 2014. We offer the following comments for your consideration:

SUBMISSION INFORMATION

1. Preliminary/Final Plan titled "Wastewater Treatment Plant Upgrade", prepared by Stackhouse Bensinger, Inc., consisting of thirteen plan sheets as listed:

Plan No.	Sht. No.	Date		Description
		Originated	Revised	
2014-050-E1.1	1 of 5	11/5/14	1/12/15	Site Data and Notes
2014-050-E-2.1	2 of 5	11/5/14	1/12/15	Existing Conditions, Site Analysis, Demolition Plan
2014-050-E-3.1	3 of 5	11/5/14	1/12/15	Land Development Plan
2014-050-E-4.1	4 of 5	11/5/14	1/12/15	Grading and Utility Plan
2014-050-E-5.1	5 of 5	11/5/14	1/12/15	Construction Details
2014-050-E-6.1	1 of 1	1/11/15		Lighting/Manufacturers Cut Sheets
EL-001(Brinjac	1 of 2	6/3/14		Lighting – Site Plan

Plan No.	Sht. No.	Date		Description
		Originated	Revised	
Engineer)				
EL-002 (Brinjac Engineer)	1 of 2	6/3/14		Lighting – Site Plan Photometrics
2014-050-E-PCC	1 of 1	1/9/15		Pre-Constuction Conditions Plan
2014-050-E-PCSM1	1 of 1	1/9/15		Post-Construction Stormwater Management Plan
2014-050-E-ESC1	1 of 3	1/9/15		Erosion and Sediment Control Plan
2014-050-E-ESC2	2 of 3	1/9/15		E&SC Details
2014-050-E-ESC3	3 of 3	1/9/15		E&SC Notes

2. Stackhouse Bensinger, Inc. letter dated January 22, 2015 addressing previous review comments.

3. James P. Sposito Associates letter dated July 10, 2014 addressing the presence of wetlands.

4. Post-Construction Stormwater Plan narrative prepared by Stackhouser Bensinger, Inc. dated November 5, 2014 and revised January 9, 2015.

ZONING REVIEW (CHAPTER 220)

1. **Section 220-50 SIA District Permitted Uses. The applicant will need to provide information to document the status of the existing Wastewater Treatment Plant either as an accessory use or its status as a nonconforming use. The applicant believes the Wastewater Treatment Plant is an accessory use.**

2. Section 220-51, SIA District, Area and Bulk Regulations. Originally the proposed improvements were located on three separate properties. Two of the properties were under the same ownership but separate deeds, with the third property being under a different ownership and a different deed. Some of the proposed facilities violated the proposed rear yard setbacks for all three properties. In addition, two of the proposed facilities are located over property lines. Two of the properties will now be combined into one deed so that the proposed operations building is no longer located over a property line. The influent screen has also been relocated so that it is no longer located over a property line. Although the operations building will encroach into the rear yard setback required for the zoning district, the rear yard setback is reduced to eight feet (8') for an accessory use.

3. Section 220-57, Accessory Uses and Structures. If the Wastewater Treatment Plant is determined to be an Accessory Use, the proposed facilities comply with this Section. The

operation buildings has been relocated slightly so that it no longer is located over a sewer line.

4. Section 220-60, Parking and Truck loading. Note 38 regarding parking and truck loading was added to sheet number 1 of 5 (Site Date and Notes).

5. Section 220-62, Performance Standards. Note 39 regarding activities associated with this project was added to sheet number 1 of 5 (Site Data and Notes).

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW (CHAPTER 190 SUBDIVISION AND LAND DEVELOPMENT)

1. Section 190-14.D, Adjoining Property Owners. Adjoining property owners were added to sheet number 1 of 5 (Site Data and Notes).

2. Section 190-15.N(2), Building Setback Lines. Building setback lines were revised on sheets 2, 3 and 4 of 5.

3. Section 190-15.N(5), Statement of Intended Use. The Statement of Intended Use was added to sheet 1 of 5.

4. Section 190-15.Q, Wetlands. Note 19 was added to sheet 1 of 5, indicating that no wetlands are present on the project site, as discussed in the letter dated July 10, 2014 from James P. Sposito Associates.

5. Section 190-15.I, Water Resources Study. The applicant understands that the Maidencreek Authority will not require a Water Resources Study for this project.

6. Section 190-38 and 190-24.C(3)(d), Sanitary Sewage Disposale. Approvals of PADEP and DRBC are required for the wastewater treatment plant expansion revision prior to final plan approval.

7. Section 190-40, Water Supply. Information was added to sheet number 1 of 5 to indicate that the water supply is private.

8. Section 190-41, Erosion and Sediment Control. Approval of Erosion and Sediment Control Plans by the Berks County Conservation District is required prior to final plan approval.

STORMWATER REVIEW (CHAPTER 182 STORMWATER MANAGEMENT)

1. Section 182-11 and 182-22.C.(2), Erosion and Sediment Control Plan. Erosion and Sediment Control Plans were submitted to the Berks County Conservation District for review and were included for submission to the Township. Conservation District approval is required prior to final plan approval by the Township.

2. Section 182-15.A., Streambank Erosion. Stormwater Computations were revised to provide a one year pre-construction hydrograph as required.

3. Section 182-16.A. and B., Stormwater Management Districts. Stormwater discharges for a 25-year post-development storm are required to be reduced to 5-year pre-development levels. Stormwater discharges for a 50-year post-development storm are required to be reduced to 10-year pre-development levels. In both cases at POD2B, the post-development flow exceeds the required reduction by 1.1 cfs. Any effects of this failure to meet the required reductions will be minimal, especially since the downstream property is also owned by Giorgio Foods, Inc. A difference of 1.1 cfs is de minimis in this case.

4. Section 182-17.D.(3), Storm Piping. The watertight connection is now specified in the Inserta-Tee detail.

5. Section 182-22.B.(22), Land Owner Acknowledgement. The Land Owner Acknowledgement was included on sheet 1 of 5.

6. Section 182-22.B(23), Design Certification. The Design Certification was added to sheet number 1 of 5.

7. Section 182-22.D.(3), Design. Design Computations for swale number 1 were included in Appendix A of the Erosion and Sediment Plan Control narrative. The detail of swale number 1 is shown on the Post-Construction Stormwater Management Plan.

LIGHTING (CHAPTER 186 LIGHTING STANDARDS)

1. Section 186-46, Area Lighting. The applicant confirmed that the proposed fixtures meet the engineering society of North American (IESNA) cutoff criteria.

2. Section 186-47, Design and Performance Criteria:

   - Illumination Levels – the applicant should demonstrate that intensities that building entrances meet the maintained footcandles of 5.0 average.

   - **Installation – Proposed pole heights are twenty five feet (25') exceeding the**

maximum of twenty feet (20') for IESNA cutoff criteria. The specified height of twenty five feet (25') can be approved by the board of supervisors.

3. Section 186-48, Plan Submitted. Manufacturers catalog cuts have been added to the plans, specifically plan number 2014-050-E-6.1 sheet 1 of 1.

Please do not hesitate to call our office with any questions regarding the above review.

Sincerely,

Charles M. Jones

CHARLES M. JONES, PE, PLS
Project Manager

CMJ:lam

cc: Maidencreek Township Board of Supervisors
Maidencreek Township Authority
Eugene Orlando, Esquire
Kevin Manmiller, Giorgio Foods, Inc.
Stephen A. Bensinger, PLS, Stackhouse Bensinger, Inc.
Henry Koch, Esquire

Systems Design Engineering, Inc.
Engineers • Surveyors • Planners • Construction Managers

February 4, 2015

Maidencreek Township Planning Commission
P.O. Box 319
Blandon, PA 19510

Re: Giorgio Foods, Inc.
Wastewater Treatment Plant Upgrade

Dear Planning Commission Members,

In follow-up to the Systems Design Engineering, Inc. December 3, 2014 review letter regarding the above referenced land development plan, SDE met on January 21, 2015 with Giorgio Foods, Inc. representatives.

At this meeting Giorgio Foods, Inc. representatives indicated that Parcel "A" and Parcel "B" were to be consolidated under one common deed, eliminating the property line between Parcel "A" and Parcel "B". Giorgio Foods, Inc. representatives also stated that there exists a principal building and use on existing Parcel "B"; thus making the Wastewater Treatment Plant an accessory structure to the principal use of the now created common parcel (Parcel "A" and Parcel "B").

In accordance with §220-57(A) Accessory uses and structures.

"No accessory structures shall be erected in any required front or side yard, within eight feet of a rear lot line, or within eight feet of any utility easement. No detached accessory structure shall be erected within five feet of any other structure".

If the above information provided is true and correct, the WWTP can be deemed an accessory use to a principal permitted use on the property, then said WWTP structures/buildings would need to comply with §220-57.

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If there are any questions, please do not hesitate to call.

Respectfully submitted,
SYSTEMS DESIGN ENGINEERING

Thomas S. Unger, P.E.

Cc: Maidencreek Township
Gene Orlando, Esq.
Stackhouse Bensinger, Inc.
Giorgio Foods, Inc.
File 14-0024-0700