MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

August 6, 2015

Fitzpatrick Lentz & Bubba
Kate Durso
4001 Schoolhouse Lane
PO Box 219
Center Valley, PA 18034-0219

Dear Ms. Durso,

At their August 5, 2015 meeting, the Maidencreek Township Planning Commission recommended that the Maidencreek Township Board of Supervisors grant the following waivers to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan for the following sections of the Maidencreek Township Subdivision and Land Development Ordinance in the Code of Ordinances Chapter 190:

- Sections 190-15E, (L), (M) – a waiver from showing all roads, streets, sewer lines, water lines, and tree masses within 1,000 feet of the property. The property is over 113 acres and the cell tower will occupy 2500 square feet.

- Section 190-17(2) – a waiver to performing a full boundary survey.

- Section 190-24(A) – a waiver to allow the plan to proceed as a preliminary/final plan.

- Section 190-34 – a waiver from sidewalk requirements.

- Section 190-38 – a waiver from providing sanitary sewer disposal system since the site will be unmanned.

- Section 190-40 – a waiver from providing a water supply system since the site is unmanned.

- Section 190-42 – a waiver from providing a storm water drainage facility conditional upon approval of the Erosion and Sedimentation Plan by the Berks County Conservation District.

The Planning Commission recommended the Maidencreek Township Board of Supervisors grant the following waivers to the following sections of the Storm Water Management Ordinance in the Code of Ordinances Chapter 182:

- Section 182-13 – a waiver from designing infiltration storm water management

facilities that provide groundwater recharge conditional upon approval of the Erosion and Sedimentation Plan by the Berks County Conservation District.

- Section 182-14 – a waiver from providing storage and treatment facilities for storm water runoff conditional upon approval of the Erosion and Sedimentation Plan by the Berks County Conservation District.

- Section 182-15 – a waiver from stream bank erosion requirements conditional upon approval of the Erosion and Sedimentation Plan by the Berks County Conservation District.

- Section 182-22 – a waiver from providing a drainage plan conditional upon approval of the Erosion and Sedimentation Plan by the Berks County Conservation District.

The Planning Commission further recommended preliminary/final plan approval to the Cellco Partnership d/b/a Verizon Wireless, Reading Evansville Land Development Plan conditional upon completion of the items in the Great Valley Consultants August 4, 2015 review letter, which is incorporated by reference, approval of the above eleven waivers, receipt of the Berks County Planning Commission review, and approval of the Erosion and Sedimentation Plan by the Berks County Conservation District.

Sincerely,

Diane Hollenbach
Manager
Maidencreek Township

cc: File
Maidencreek Township Board of Supervisors
Maidencreek Township Authority