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DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

# INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

***Remove and recycle these instructions prior to mailing component to the approving agency (DEP or delegated local agency).***

## Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

## Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency or agencies and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (DEP or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

## *Instructions for Completing Planning Agency and/or Health Department Review Component*

### Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

### Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

### Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.

2. Complete the name, title, and signature block.

### Section D. Additional Comments

The Agency may provide whatever additional comment it deems necessary, as described in the form. Attach additional sheets, if necessary.

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DEP Code #:

COMMONWEALTH OF PENNSYLVANIA
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# SEWAGE FACILITIES PLANNING MODULE
# COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning module package and one copy of this ***Planning Agency Review Component*** should be sent to the existing local municipal planning agency for their comments.

## SECTION A. PROJECT NAME (See Section A of instructions)

Project Name: 384 Evansville Road (formerly known as Lakeside Manor)

## SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency. September 22, 2015
2. Date review completed by agency. November 4, 2015

## SECTION C. AGENCY REVIEW (See Section C of instructions)

| Yes | No | | |
|---|---|---|---|
| [x] | [ ] | 1. | Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq.*)? |
| [ ] | [ ] | 2. | Is this proposal consistent with the comprehensive plan for land use? |
| | | | If no, describe the inconsistencies Unknown at this time. See attached explanation. |
| [ ] | [ ] | 3. | Is this proposal consistent with the use, development, and protection of water resources? |
| | | | If no, describe the inconsistencies Unknown at this time. See attached explanation. |
| [x] | [ ] | 4. | Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| [ ] | [x] | 5. | Does this project propose encroachments, obstructions, or dams that will affect wetlands? |
| | | | If yes, describe impacts |
| [ ] | [x] | 6. | Will any known historical or archaeological resources be impacted by this project? |
| | | | If yes, describe impacts |
| [ ] | [x] | 7. | Will any known endangered or threatened species of plant or animal be impacted by this project? |
| | | | If yes, describe impacts |
| [x] | [ ] | 8. | Is there a municipal zoning ordinance? |
| [ ] | [ ] | 9. | Is this proposal consistent with the ordinance? |
| | | | If no, describe the inconsistencies Unknown at this time. See attached explanation. |
| [x] | [ ] | 10. | Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? Zoning approval is required but has not been applied for nor obtained. |
| [ ] | [x] | 11. | Have all applicable zoning approvals been obtained? |
| [x] | [ ] | 12. | Is there a municipal subdivision and land development ordinance? |

**SECTION C. AGENCY REVIEW** (continued)

| Yes | No | | |
|---|---|---|---|
| ☐ | ☒ | 13. | Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies _____ |
| ☒ | ☐ | 14. | Is this plan consistent with the municipal Act 537 Official Sewage Facilities Plan?<br>If no, describe the inconsistencies _____ |
| ☐ | ☒ | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?<br>If yes, describe _____ |
| ☐ | ☒ | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? |
| ☐ | ☐ | | If yes, is the proposed waiver consistent with applicable ordinances? |

17. Name, title and signature of planning agency staff member completing this section:

Name: James Schoellkopf Jr.

Title: Planning Commission Chairman

Signature: _____

Date: 11/12/2015

Name of Municipal Planning Agency: Maidencreek Township Planning Commission

Address P.O. Box 319, Blandon, PA 19510

Telephone Number: 610-926-4920

**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

This Component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are desired, attach additional sheets.

The planning agency must complete this Component within 60 days.

This component and any additional comments are to be returned to the project sponsor.

# Maidencreek Township Planning Commission

P.O. Box 319, Blandon, PA 19510

Commonwealth of Pennsylvania
Department of Environmental Protection
Bureau of Point and Non-Point Source Management

November 5, 2015

Additional Comment Regarding Component 4A
Project: 384 Maidencreek Road

The Maidencreek Township Planning Commission spent a considerable amount of time reviewing the 384 Maidencreek Road Planning Module at their regular scheduled meeting on November 4, 2016. Mr. Farvardin was present for the discussion. The Township Engineer, Charles jones of Great Valley Consultants, provided a review letter, which is attached as part of this Component 4A comment.

The Planning Module proposes two potential uses for the property. An assisted living facility will require a conditional use. A conditional use has not been applied for at this time. Both the assisted living facility use and apartment use would also need to go through the land development process to determine compliance with the Maidencreek Township Zoning Ordinance and Subdivision and Land Development Ordinance. Land Development Plans have not been submitted for either use and the Planning Commission cannot with good conscience state whether either use is consistent with the Township's Comprehensive Plan, Zoning Ordinance or Subdivision and Land Development Ordinance.

Sincerely,

Diane Hollenbach

Diane Hollenbach
Manager
Maidencreek Township

GREAT VALLEY CONSULTANTS
75 COMMERCE DRIVE ♦ WYOMISSING, PA 19610-3323
PHONE: (610) 375-8822
1-800-733-4821
FAX: (610) 375-8977

October 28, 2015

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

Attn: Diane Hollenbach, Township Manager

Re: Mohamed R. Farvardin
384 Evansville Road
Sewage Planning Module Package
GVC File No. 4026-009

Dear Mrs. Hollenbach:

We received for review a Sewage Planning Module package for an onsite wastewater treatment plant and onsite discharge at 384 Evansville Road, submitted by Mohamad R. Farvardin, Owner.

We offer the following comments for your consideration:

**SUBMISSION INFORMATION**

1. Resolution No. 7-2003, Operation & Maintenance Agreement between Mohamad Farvardin & Maidencreek Township, letter dated January 22, 2003 from Leesport Bank acknowledging the Letter of Credit for $26,400.00.

2. Zoning Permit Application dated October 11, 2010.

3. Sewage Planning Module Package dated August 2015 including:

   - Checklist Letter from DEP dated March 3, 2015
   - General Information Form
   - Completeness Checklist
   - Component 2-Sewage Facilities Planning Module signed by Scott McCaffrey, SEO, September 18, 2015

4. Project Narrative.

5. Engineering Specifications of Proposed On-Site sewage Plant and On-Site Discharge.

6. Component 4A- Municipal Planning Agency Review- to be completed by the Township.

7. Drip Irrigation Soil Morphology Report prepared by Seth Bacon, Soil & Wetland Consulting dated October 27, 2014.



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8. Alternative Analysis.

9. Component 4B-County Planning Agency Review- completed by Berks County Planning Commission.

10. PNDI Search Results.

11. Planning Module 1- Preliminary Hydrogeologic Report prepared by Wallace Koster, PG, July 14, 2015.

12. Percolation Test Report- date September 2014 and signed by Scott McCaffrey, SEO.

**SEWER REVIEW**

1. Following a decision whether to approve the project the Municipality/Township will need to complete the Municipal Certification Statement found in the DEP checklist letter as well as Component 4A of the module package.

2. Following a decision whether to approve the project the Municipality/Township will need to submit a complete module package to DEP for their review.

3. Once approved by DEP the Township will need to enact a Resolution to amend the Act 537 Plan, a sample of such Resolution is attached for your use.

4. The PNDI search will need to be resubmitted to encompass the entire lot, as described in the DEP checklist letter.

5. Referring to Section G of Component 2, cultural resource notices and a PHMC review letter shall be submitted for review and forwarding to DEP.

6. Referring to Section G of Component 2, the attached plot plan is illegible and un-scalable at the size submitted. Please indicate on the plan the setback from the property lines of the existing and proposed structures as well as the proposed absorption fields. Also indicate the distance from the existing well to the proposed sewerage facilities.

7. Referring to Section G of Component 2, G.3 lists "marginal conditions for long-term onlot sewage disposal are not present". However in Section H the SEO lists the site as "marginal for long-term onlot disposal". This discrepancy should be corrected.

8. Historical documents have been included in this submission including Resolution No. 7-2003, an Operation & Maintenance Agreement between Mohamad Farvardin & Maidencreek Township from 2003 and a letter dated January 22, 2003 from Leesport Bank acknowledging the Letter of Credit for $26,400.00. Clearly this is not the first attempted approval of this project. The Operation & Maintenance Agreement appears to have been signed however; it is not clear whether the Township fees in 2003 of $4,124.58 were paid? Furthermore, the letter of credit of $26,400.00 should be reevaluated and current cost to construct the treatment plant should be estimated so that the Letter of Credit can be adjusted, if necessary, for inflation.

9. The flows estimated for the treatment plant are low. A design flow of 1,700 gpd was used. This flow assumes a flow of 74 gpd/resident/bed for the proposed 23-bed personal care facility. This estimate was determined using actual water use data from a nearby personal care institution (Grand View Manor in Fleetwood). Data referenced from Grand View Manor should be included for review and submission to PA DEP. It was not included in this submission. The PA DEP Domestic Wastewater Facilities Manual recommends a design flow of 150-250 gpd/capita for hospitals and similar institutions. The design flow of 1,700 gpd does not include flows from employees or visitors to the facility. The design flow should also be compared to the alternative conversion of the property to a multi-family residential development (four (4) 3-bedroom apartments) and flows expected from that use whether they are less or more.

10. The Township's Sewage Enforcement Officer should review the submitted information.

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

Sincerely,

Charles M. Jones

CHARLES M. JONES, P.E., PLS
Project Manager

CMJ:lam

cc: Maidencreek Township Board of Supervisors
Eugene Orlando, Esquire

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Code No.

# SEWAGE FACILITES PLANNING MODULE
# FOR
# MINOR ACT 537 PLAN UPDATE REVISION

## RESOLUTION OF ADOPTION

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) OF (TOWNSHIP) (BOROUGH) (CITY), COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS, Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the Rules and Regulations of the Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the **Pennsylvania Code**, requires the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes, and to revise said plan whenever it is necessary to meet the sewage disposal needs of the municipality, and

WHEREAS, has prepared a Update Revision which provides for the implementation of a sewage management program. The key implementation activities/dates include:

WHEREAS, finds that the Update Revision described above conforms to applicable zoning, subdivision, other municipal ordinances and plans and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Plan" of the municipality, the above referenced Update Revision. The municipality hereby assures the Department of the complete and timely implementation of the said plan as required by law. (Section 5, Pennsylvania Sewage Facilities Act as amended).

I, , Secretary, (Township Board of Supervisors) (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the municipality's Resolution No. , adopted , 20 .

**AUTHORIZED SIGNATURE**

**MUNICIPAL SEAL**

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