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December 6, 2016

Diane Hollenbach, Manager
Maidencreek Township
P. O. Box 319
Blandon, PA 19510

Re: Cellco Partnership d/b/a Verizon Wireless
1 Quarry Road Cell Tower
Preliminary/Final Land Development
GVC File No. 4026-008

Dear Mrs. Hollenbach:

We received for review Preliminary/Final Land Development Plans from Cellco Partnership d/b/a Verizon Wireless titled, "RDG Blandon" submitted by Maser Consulting P.A. The Plans propose the construction of a wireless communications facility/tower on the Maidencreek Township property located at 1 Quarry Road. The location of monopole and related improvements is along the south end of the existing Township building.

These Plans were reviewed in accordance with the Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO). Please note comments in **bold** typeface require action by or consideration from the Planning Commission and/or the Board of Supervisors. The remaining comments should be addressed by the applicant or his consultant directly with Township staff or our office. We offer the following comments for your consideration:

SUBMISSION INFORMATION

1. Plans for Cellco Partnership d/b/a Verizon Wireless, titled "RDG Blandon", prepared by Maser Consulting P.A., consisting of ten (10) plan sheets as listed:

Plan No.	Date		Description
	Originated	Revised	
T-1	11/11/16		Title Sheet
LD-1	11/11/16		Zoning Information
LD-2	11/11/16		Site Plan and Project Notes
LD-3	11/11/16		Partial Site Plan
LD-4	11/11/16		Compound Layout and Elevation View
LD-5	11/11/16		SESC Plan
A-1	11/11/16		Construction Details
A-2	11/11/16		Construction Details
A-3	11/11/16		Construction Details
A-4	11/11/16		Construction Details

2. Copy of the letter from Fitzpatrick Lentz & Bubba, P.C. dated November 17, 2016 to Maidencreek Township for the waiver requests of the SALDO.

3. Copy of the County Referral Review Application, Application for Preliminary Review and the Application for Final Review.

4. Copy of the Berks County Planning Commission letter to Maidencreek Township dated November 23, 2016.

ZONING ORDINANCE, ORDINANCE NO. 136

1. The communications tower, and associated facilities, is a use permitted by conditional use in the Industrial Zoning District. (Section 220-48.A) The Board of Supervisors granted the Applicant conditional use approval at the November 10, 2016 hearing. The Plans reference this approval properly.

2. The Zoning Hearing Board granted the Applicant variances from setback requirements Section 220-48(16), landscaping requirements Section 220-48(6) and locating more than one tower on the property Section 220-48(16) at the November 2, 2016 hearing. The Plans reference this approval properly.

3. The twenty feet (20') wide easement must need to be included on a sheet to be recorded with the final approved Plans (Section 220-48.A(20))

SUBDIVISION AND LAND DEVELOPMENT (SALDO), ORDINANCE NO. 135

1. The Applicant has requested a waiver to permit the application to proceed as a preliminary/final plan review. (Section 190-24.A) The waiver request is appropriate for this application.

2. **The Applicant has requested a waiver from including all streets, roads, etc. within 1,000 feet of the property. (Section 190-15.E) The Plans show the immediate area and all of the requirements of this section within the area shown. The waiver request is appropriate for this application.**

3. **The Applicant has requested a waiver from including existing and proposed streets and within or adjacent to the property including easements, right-of-way and other pertinent information. (Section 190-15.G) The Plans already include all information requested with the exception of the cartway width.** If the approximate widths (since an exact cartway width varies in the vicinity of the property) of Quarry Road and Lakeshore Drive are added, the waiver would be unnecessary.

4. **The Applicant has requested a waiver from showing the locations and elevations of the data for the contour elevations. (Section 190-15.K) Contour lines are shown on the Plans for the area surrounding the improvements.** The source of these contours must be shown on the Plans and waiver would then be unnecessary.

5. **The Applicant has requested a waiver from including the sewer lines, water lines, and other subsequent items within 50 feet of the property boundary. (Section 190-15.L) The waiver request is appropriate for this application.**

6. The Applicant has requested a waiver from including all trees, rock outcroppings, watercourses or other features 50 feet of the property boundary. (Section 190-15.M) The waiver request is appropriate for this application.

7. The Applicant has requested a waiver from depicting stormwater management facilities. (Section 190-15.N(7)) The waiver request is appropriate for this application.

8. Due to the nature of the proposed use, the project does not require soil percolation tests. A waiver of Section 190-15.O would be unnecessary.

9. **The Applicant has requested a waiver from having to provide a stormwater management plan in accordance with Section 190-42. (Section 190-16.C)** The infiltration facility to be installed, as per the Stormwater Management Ordinance, will satisfy the requirements of this Section. The waiver request will be unnecessary.

10. **The Applicant has requested a waiver from specific site analysis requirements including steep slope areas, vantage points and vistas, existing tree masses and remarkable solitary trees, existing uses on surrounding properties, and existing conditions of roads on or adjacent to the site. (Section 190-16.F(5)(6)(7)(9)(10)) The waiver request is appropriate for this application.**

11. **The Applicant has requested a waiver from performing a Water Resources Study. (Section 190-16.I) The waiver request is appropriate for this application.**

12. Similar to SALDO comment #3, if the approximate widths of Quarry Road and Lakeshore Drive are added, a waiver of Section 190-17.A(3) would be unnecessary.

13. **The Applicant has requested a waiver from all easements and right-of-way for public services, sanitary and storm sewer information and clear sight triangles for all street intersections. (Section 190-17.A(9)(10)(12)) The waiver request is appropriate for this application.**

14. The Applicant has requested a waiver from showing profiles of existing sanitary sewers, storm sewers and water lines. (Section 190-17.B(4)) The waiver request is appropriate for this application.

15. The Berks County Planning Commission issued a review letter dated November 23, 2016. The Applicant shall address the comments of that letter as necessary.

16. The Applicant has requested a waiver from the sidewalk requirements. (Section 190-34) The waiver request is appropriate for this application.

17. **The Applicant has requested a waiver from providing a sanitary sewer disposal system. (Section 190-38) The waiver request is appropriate for this application.**

18. **The Applicant has requested a waiver from providing a water supply system. (Section 190-40) The waiver request is appropriate for this application.**

19. **The Applicant has requested a waiver from providing stormwater drainage. (Section 190-42)** The infiltration facility to be installed, as per the Stormwater Management Ordinance, will satisfy the requirements of this Section. The waiver request will be unnecessary.

STORMWATER MANAGEMENT, ORDINANCE NO. 214

1. The Applicant's engineer has conveyed their intention of meeting the stormwater quality requirements. The infiltration facility discussed will need to be shown on the Plans, the calculations reviewed and then the requirements' of the Ordinance will have been satisfied.

GENERAL COMMENTS

1. All waivers granted by the Board of Supervisors must be shown on a Plan sheet to be recorded and include the date at which the Supervisors granted the waiver and the applicable Sections.

2. Project Notes 7 and 8 on sheet LD-2 refer to the same note. This section should be renumbered accordingly.

3. The "setback from property line" remark must indicate the variance has been granted instead of requested.

4. The "fence height" remark must indicate the proposed fence is eight feet (8') instead of seven feet (7').

5. The limits of the gravel surfacing, shown as a detail on sheet A-3, must be indicated on the Plan. The note states it is to extend to the fence line. If a gravel drive is not necessary, the detail shall be removed.

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

Sincerely,

SCOTT C. ANDERSON
Project Manager

SCA:bjc
cc: Eugene Orlando, Esquire
Cellco Partnership d/b/a Verizon Wireless
Maser Consulting P.A.
Catherine E. N. Durso, Fitzpatrick Lentz & Bubba, P.C.