MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

NOVEMBER 12, 2020

ENGINEER'S AGENDA

Subdivision Review Status Checklist

- **Next Supervisors Meeting December 10, 2020** (1)
- **JoJaz expires 11/30/20; TE granted to 2/28/2021** (2)
- **Kopfer expires 12/1/2020; TE granted to 3/1/2021** (3)
- **Redner expires 12/1/2020**

Subdivision / Zoning / LDP

- JoJaz Subdivision Prel./Final see SDE review ltr. Dated 8/4/20.
- **Redner's Quickshop & Car Wash Prel. Plan see SDE ltr. Dated 10/7/20; PC recommended conditional plan approval.**
- David Kopfer Sketch Plan for Record see SDE ltr. Dated 6/3/20; zoning variance application submitted.
- Gun Range regulations draft reviewed w/P.C. on 1/8/20 revisions/additions being made.
- Burning Ordinance regulation draft reviewed by P.C. on 9/2/2020 additional revisions/additions being made.
- **115 Grove Rd. Subd. – reapproval of prior plan action.** (5)

Projects

- Street Projects 2020
  - Excelsior Drive & June Ave. BOS awarded:
    - Contract "A" to Recon Construction in the amount of $206,038.00; work completed 8/20/20.
    - Application for Payment No. 1 (Final) in the amount of $199,976.78; Change Order No. 1 credit (decrease) in the amount of $6061.22
    - **Contract "B" to New Enterprise Stone & Lime Co. in the amount of $135,317.50; work completed.**
    - **Application for Payment No. 1 (Final) in the amount of $128,818.02; Change Order No. 1 credit (decrease) in the amount of $6499.48.** (6) (7)

- Lutz Property E. Wesner Rd. storm water issue
  - Reviewed Walnut Manor & Golden Manor Subdivision Plans (Plans start in 1987). There is no storm water easement on plans. No notes for storm water system maintenance on plans.
  - Inspected site w/Keith S.

        - Established that headwall is at 20'6" from centerline & Twp. r/w is 26'6".
    - Proposed Twp. Scope of Work provided to Twp.
- **Penrose Ave Sinkhole**
    - **Repair completed.**

- Storm Damage
    - **Met w/property owner @ 305 Faith Dr. and answered questions**
    - **241 W. Walnut Tree Dr. – inspected and walked site during two (2) rain events; will present diagrams and sketches @ BOS Meeting.**
    - **Reviewed Twp. Wide storm water systems; there are over 1167 inlet structures; would like to discuss w/BOS options; would recommend to BOS to form a storm water action committee (one BOS, Manager, Road Foremen, One PC Member and Twp. Engineer)**
    - **Surveyed and layout storm water pipe along Guldin Rd.**

Subdivision Improvement LOC / Escrow Release

- **None**

Sewage Enforcement Officer Activity Report

- See Attached

SUBDIVISION STATUS
MAIDENCREEK TOWNSHIP, BERKS COUNTY
11/12/2020

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	Schick Dental Office	Prelm/Final Plan	04/17/20	07/16/20		05/14/20	Approval conditioned on SDE review letter	5/1/2020
2	Jojaz Subdivision	Prelm/Final Plan	06/03/20	09/01/20	**11/30/2020 Ext. granted until 2/28/2021**		**PC recommended acceptance of TE; BOS Action**	**11/10/2020**
3	Redner's Quickshop and Car Wash	Prelm Plan	06/03/20	09/01/20	**12/01/20**		**PC recommended conditional plan approval**	**10/7/2020**
4	David Kopfer Subdivision	Sketch Plan for Record	06/03/20	09/01/20	**12/1/2020 Ext. granted until 3/1/2021**		**PC recommended acceptance of TE; BOS Action**	6/3/2020
5								
6								

APPROVED / PENDING PLANS:

1								
2								

90-DAY REVIEW PERIOD EXTENSION OF TIME

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

Jojaz Subdivision

do hereby agree to extend the 90-day review period from the

SKETCH/PRELIMINARY/FINAL PLAN until 2/28/2021.

Signature

11/4/2020
Date

MAIDENCREEK TWP. PLANNING COMMISSION
P.O. BOX 319, BLANDON, PA 19510

November 5, 2020

Maidencreek Township Board of Supervisors
PO Box 319
Blandon, PA 19510

All,

At their November 4, 2020 meeting, the Maidencreek Township Planning Commission recommended by formal motion that the Board of Supervisors accept the extension of time until February 28, 2021 for the review period for the Jojaz Subdivision Plan.

If you have any questions, please call me at (610) 926-4920.

Sincerely,

Katelyn Gruber
Planning Commission Recording Secretary
Maidencreek Township

cc: Nick Stoltzfus, Desco
Jeremiah Hoagland, Crossroads Group

(Z)

90-DAY REVIEW PERIOD EXTENSION OF TIME

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

ROBERT AND CAROL KOPFER SUBDIVISION

do hereby agree to extend the 90-day review period from the

SKETCH/PRELIMINARY/FINAL PLAN until MARCH 1, 2021

Signature (AGENT)

10/20/20

Date

MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

November 5, 2020

Maidencreek Township Board of Supervisors
PO Box 319
Blandon, PA 19510

All,

At their November 4, 2020 meeting, the Maidencreek Township Planning Commission recommended by formal motion that the Board of Supervisors accept the extension of time until March 1, 2021 for the review period for the David and Carol Kopfer Subdivision Plan.

If you have any questions, please call me at (610) 926-4920.

Sincerely,

Katelyn Gruber
Planning Commission Recording Secretary
Maidencreek Township

cc: Daniel Laudenslayer
David Kopfer

October 7, 2020

Diane Hollenbach, Township Manager
Maidencreek Township
1 Quarry Road
Blandon, PA 19510

Re: Redner's Quickshop and Car Wash
Preliminary Plan Review #4

Ms. Hollenbach:

Systems Design Engineering, Inc. is in receipt of a Preliminary Plan entitled "Redner's Quickshop and Car Wash." The site has three (3) access points; two on Allentown Pike (US Route 0222) and another on Lake Shore Drive (PA Route 0073). The proposal would result in gas pumps, a convenience store, and car wash. The Plan was prepared by Bogia Engineering, Inc. The submission consisted of response letters to SDE's August letter, a Stormwater Management report (including supplemental computations) and the following:

Cover Sheet	Sheet 1 of 11	Dated 5/20/2020, Rev 9/23/2020
Existing Conditions Plan	Sheet 2 of 11	Dated 5/20/2020, Rev 9/23/2020
Grading and Utility Plan	Sheet 3 of 11	Dated 5/20/2020, Rev 9/23/2020
Details Plan	Sheet 4 of 11	Dated 5/20/2020, Rev 9/23/2020
Details	Sheet 5 of 11	Dated 5/20/2020, Rev 9/23/2020
Landscaping Plan	Sheet 6 of 11	Dated 5/20/2020, Rev 9/23/2020
Lighting Plan	Sheet 7 of 11	Dated 5/20/2020, Rev 9/23/2020
E&S Plan	Sheet 8 of 11	Dated 5/20/2020, Rev 9/23/2020
E&S Plan Details	Sheet 9 of 11	Dated 5/20/2020, Rev 9/23/2020
Drainage Area	Sheet 10 of 11	Dated 5/20/2020, Rev 9/23/2020
Truck Turn	Sheet 11 of 11	Dated 5/20/2020, Rev 9/23/2020

BACKGROUND:

The purpose of the plan is to establish a gas station, car wash and convenience store on parcels zoned C-1 Local Commercial. The subject site consists of three (3) neighboring parcels that total 1.75 acres in size. The site is to be served with public water and sewer. The site previously included a gas station and Top Star convenience store. The current proposal would utilize the

1032 James Drive, Leesport, PA 19533 • P: 610.916.8500 • F: 610.916.8501
Schuylkill Haven, PA • P: 570.385.5549 Boyertown, PA • P: 610.369.1319

existing building, while gas pumps would be moved to the southwest side of the site and a car wash would be constructed. The existing driveway onto Rt. 222 will be removed and a new driveway constructed to the south.

The applicant has also sought and received zoning relief from the Maidencreek Township Zoning Hearing Board.

REVIEW:

This letter presents comments on the third review of the submitted Preliminary Plan.

ZONING:

The subject site is located in the C-1 Local Commercial Zoning District.

1. The first review did not interpret the proposed car wash as an accessory use. The car wash is interpreted as a use permitted by Special Exception.

    - **Addressed.** A special exception was approved by the Zoning Hearing Board on 8/4/2020.

2. Per §220-62, Sign Regulations

    - A previous sign at the corner of Allentown Pike and Lake Shore Drive was removed. However, new sign details are not provided.

        - The Applicant should put sign details on the plan and demonstrate compliance with Section §220-62.

            1. **Addressed.** The applicant stated that sign regulations would be in compliance. Details for traffic signage was provided. Details for business signage is not provided.

                a. The applicant stated via Note 15 that all signage would comply with the appropriate Township Ordinance and further stated that a signage packet would be submitted outside the land development submission. A separate zoning permit will be required.

3. Special Exceptions

    - Section §220-65 states special exception requirements for car washes:

        - Car washes are permitted only in an enclosed building that must be at least 100 feet from residential districts and right-of-way intersections. Additionally, sufficient space must be provided for at least ten (10) stacked vehicle spaces.

            - **Addressed.** A special exception to allow the car wash use was approved on 8/4/2020. A variance was granted on 8/4/2020 to allow six (6) stacking spaces, rather than ten (10).

LIGHTING STANDARDS:

1. Per §186-47, Design and Performance Criteria

    - Per subsection B(3), automatic switching devices such as timers and/or motion detectors should extinguish "offending sources" of light. All night safety lighting is permitted but may not exceed 25% of normal levels permitted by this section.

        - A note should be added to the plan addressing the above comment. The note should state the way in which the requirements of this section will be met.

2. The dashed label for the "East Parking" is inaccurate. Color for the area shown on the plan and in the table should match.

SALDO:

1. Per §190-15, Preliminary Plan Requirements

    - Per Subsection C, the plan shall be sealed by the professional responsible for the plan.

        - **Partially Addressed.** The applicant stated that the plans will be sealed by a Professional Engineer at the time of Final plan approval.

2. Per §190-34 Sidewalks

- Sidewalks may be required for commercial developments by the Board of Supervisors.
    - **Addressed.** Note 16 states that the lot owner will be responsible for sidewalk construction if deemed necessary by the Township Supervisors.

3. Per §190-44, Landscaping
    - The selected species – *Prunus serrulate* (Kwanzan Cherry) and *Juniperus Chinesis* (Seagreen Juniper) – are not included on the Townships recommended list.
        - SDE's landscape architect stated that the chosen species are acceptable. However, the location of existing vegetation should also be provided prior to Final Plan approval.
            1. **Addressed.** Existing vegetation was added to the plan.

STORMWATER MANAGEMENT:

1. Per §182-11, Erosion and Sediment Control – The Erosion & Sediment Control Plan should be submitted to the Berks County Conservation District for review and approval. A copy of the approval letter should be submitted to the Township prior to Final Plan approval.
2. Per §182-24.F – The proposed storm sewer connections to the proposed inlet located in the SR 0222 right-of-way, as well as the driveway modifications, will require a PennDOT Highway Occupancy Permit. A copy of the approved HOP(s) should be submitted to the Township prior to Final Plan approval.
3. Per §182-30, Performance Guarantee – A financial guarantee should be provided for the proposed stormwater management controls prior to Final Plan approval.
4. Per §182-32 and §182-34, Operations and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs – The Stormwater Management Controls and Best Management Practices Operations and Maintenance Agreement in Appendix A of the Stormwater Management Ordinance should be submitted for review and approval by the Township prior to Final Plan approval.
5. The Detention Basin Cross-Section detail should be revised to show only one anti-seep collar and the distance from the outlet structure to the collar should be revised.

MISCELLANEOUS:

1. MTA approval is required. The plans should be submitted to the Maidencreek Township Authority and an approved review letter should be provided to the Township upon receipt.

    - **Partially addressed**. The plan was submitted to MTA. Receipt of approval by the MTA should be submitted to the Township office and to SDE.

2. An approved PennDOT Highway Occupancy Permit should be provided for access points along Allentown Pike.

    - **Outstanding**. An approved HOP has not been provided. The applicant stated that it will be provided once received.

3. Curb Radii

    - The applicant should explain or amend the 2-foot curb exit radius at the northeastern access point to US Route 0222.

        - The 2-foot curb radii have been amended to 5 feet. These will need to be reviewed and approved by PennDOT as part of the HOP approval.

            1. **Partially addressed**. The applicant stated that an approved HOP will be provided once received.

If you should have any questions or comments, please do not hesitate to contact our office.

Sincerely,

SYSTEMS DESIGN ENGINEERING, INC.

Philip J. Ashear
Township Planning Consultant

Cc: Maidencreek Township Planning Commissioners
Diane Hollenbach / Township Manager
Nicole Plank, Esq.
Bogia Engineering, Inc.

PHONE: 610-926-4920 FAX: 610-926-6314

MAIDENCREEK TOWNSHIP
BOARD OF SUPERVISORS

1 QUARRY ROAD * P.O. BOX 319 * BLANDON, PA 19510
www.maidencreek.net

August 8, 2019

Maidencreek Township Board of Supervisors
PO Box 319
Blandon, PA 19510

At their May 9, 2019 meeting, the Maidencreek Township Board of Supervisors granted conditional final plan approval to the Grove Road Subdivision Plan conditioned upon satisfaction of the April 29, 2019 Systems Design Engineering, Inc. review letter, which is incorporated by reference, and execution of an improvements agreements with financial security.

The motion was reaffirmed August 8, 2019. If you have any questions, please call me at (610) 926-4920.

Sincerely,

Diane Hollenbach
Manager
Maidencreek Township

cc: Berks Surveying and Engineering Inc.

SDE SYSTEMS DESIGN ENGINEERING, INC
"A Passion for Engineering Excellence"
sdei.net

November 12, 2020

Board of Supervisors
Maidencreek Township
1 Quarry Road
Blandon, PA 19510

Re: 2020 Paving Project
Contract B – New Enterprise Stone & Lime Co., Inc.
Payment Application No. 1" Final"

Dear Board Members:

We have reviewed Payment Application No. 1 "Final" submitted by New Enterprise Stone & Lime Co., Inc. for the 2020 Paving Project-Contract B. Based on our review, the work performed to date is satisfactory, and we recommend payment to New Enterprise Stone & Lime Co., Inc. for an amount of **$128,818.02**.

Enclosed is a copy of Payment Application No. 1 "Final". The Original Contract Price (Contract B) as awarded is **$135,317.50.** The actual cost of Contract B work is $128,818.02 which is $6,499.48 under the Contract amount.

We have also enclosed a copy of Change Order #1 (Compensating Change Order) and closeout documentation. Once we receive approval from Penn Dot Municipal Services, Contract B of the project will be considered complete.

The One-Year Guarantee Period will begin with the approval of the Final payment; therefore, the **One-Year Period will run from November 13, 2020 to November 13, 2021**. Should you have any questions, please do not hesitate to contact us.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Systems Design Engineering, Inc.

Michael W. "Chip" Pohronezny
Construction Manager

Enclosures

I:\Projects\Maidencreek Township\20-0019-0115 2020 Paving Project\Payment Applications\Contract B - New Enterprise\Pay Appl. No. 1 Letter Contract B.docx

(6)

Change Order No. 1

Date of Issuance: September 28, 2020 Effective Date: September 28, 2020

Project: 2020 Paving Project	Owner: Maidencreek Township	Owner's Contract No.:
Contract: Contract B		Date of Contract: August 6, 2020 (NTP)
Contractor: New Enterprise Stone & Lime Co., Inc.		Engineer's Project No.: 20-0019-0115

The Contract Documents are modified as follows upon execution of this Change Order:

Description: **(1)** Final Contract Price Adjustment to reflect actual quantities of materials installed for this project. **(-$6,499.48)**. The Total Decrease of the Contract Price for this Change Order is **$6,499.48**. There is no Change in the Contract Time.

Attachments (list documents supporting change): New Enterprise Stone & Lime Co., Inc. Payment Application No. 1-Final.

CHANGE IN CONTRACT PRICE:

Original Contract Price:

$ 135,317.50

~~[Increase] [Decrease] from previously approved Change Orders No. ____ to No. ____~~

$ _____

Contract Price prior to this Change Order:

$ 135,317.50

[~~Increase~~] [Decrease] of this Change Order:

$ 6,499.48

Contract Price incorporating this Change Order:

$ 128,818.02

CHANGE IN CONTRACT TIMES:

~~Original Contract Times:~~ ☐ ~~Working days~~ ☐ ~~Calendar days~~

~~Substantial completion (days or date):~~ _____

~~Ready for final payment (days or date):~~ _____

~~[Increase] [Decrease] from previously approved Change Orders No. ____ to No. ____:~~

~~Substantial completion (days):~~ _____

~~Ready for final payment (days):~~ _____

~~Contract Times prior to this Change Order:~~

~~Substantial completion (days or date):~~ _____

~~Ready for final payment (days or date):~~ _____

~~[Increase] [Decrease] of this Change Order:~~

~~Substantial completion (days or date):~~ _____

~~Ready for final payment (days or date):~~ _____

~~Contract Times with all approved Change Orders:~~

~~Substantial completion (days or date):~~ _____

~~Ready for final payment (days or date):~~ _____

RECOMMENDED:

By: _____
Engineer (Authorized Signature)

Date: _____

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____