

NEW FREEDOM BOROUGH PLANNING COMMISSION
June 19, 2023

Meeting was called to order by T. Ruby at 6:08pm.

Members present: T. Ruby, J. Merrill, M. Hopkins, R. Ross
Also present: W. Portner, Zoning Officer
B. Portner, Administrative Assistant

Minutes: Motion by J. Merrill, 2nd by M. Hopkins to approve the minutes of April 24, 2023. Motion Carried.

NEW BUSINESS:

P.C. CASE NO. 06-23

VFW POST #7012 – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR VFW @ WETHERSFIELD PARK:

New Waiver Requests:

1. §194.521.D – Grading to create steep slope within 25' of property line.
2. §194.305.A.4 – Traffic Impact Study

WAREHAUS & YCPC comments addressed:

Zoning Comments:

1. §225-304.I.1 – **Will Comply**
2. §225-516.B.2 – **Will Comply**

SALDO Comments:

1. §194-302.B.4.c – **Will Comply**
2. §194-302.D.4.n – **Will Comply**
3. §194-302.D.5.b – **Will Comply**
4. §194-302.E.20 – **Will Comply**
5. §194-305.A.3 – **Will Comply**
6. §194-305.A.6 – **Will Comply**
7. §194-522-A – **Will Comply**

Stormwater Management Comments:

1. Sheet GD.4.1 – Need to see where pipe from EX-1 is discharging. *Please locate the outfall of the existing pipe. The pipe outfall location has been identified on the plans; however, it should be extended to the toe of slope & include the appropriately sized rip rap apron accounting for both the discharge from the basin and the runoff captured through the inlets located in the access drive. Furthermore, the PCSM Report shall be updated to include the associated calculations. – **Will Comply***
2. Sheet PR 5.1 – Extend profile from EX-1 to outfall. *Please show this existing outfall in profile view once located. The profile was extended to the outfall but will need to be updated when the discharge pipe is extended to toe of slope. – **Will Comply***
3. The plans shall be revised to show a safe discharge path from the emergency spillway to the existing culvert near Constitution Avenue. Provide capacity calculations to ensure the existing culvert can safely convey the discharge from the emergency spillway. *To ensure the flow is not conveyed onto North Constitution Avenue, a conveyance channel from the emergency spillway to the Discharge Point 002 shall be provided & sized / matted appropriately to handle the 100-year flow through the emergency spillway. Additionally, capacity calculations shall be provided for the culvert at the intersection demonstrating it has capacity to handle the flow. While a response was provided, there is an area of undetained runoff that is not quantified in the response. There are also other concerns with the emergency spillway being located on fill & capture capacity/bypass of the existing inlet was not analyzed. Another issue of concern is the condition of the downstream slope. What is the existing flow through the existing culvert (Not the existing capacity of the pipe) in comparison to the expected flow through the pipe? If there is a substantial increase in flow, this might create an erosive condition that will need to be mitigated. Due to the above items mentioned, the applicant shall consider replacing the emergency embankment spillway with a secondary emergency storm sewer system that discharges to the wetlands. – **Will Comply***
4. Please provide conveyance comps for OS-1 to existing outfall. *Please provide conveyance comps for the existing outfall once it is located. As with the earlier comment, there appears to be a portion of undetained area that has not been calculated into the inflow of the existing culvert. – **Will Comply***
5. Provide a Stormwater Management Operation & Maintenance Agreement. The Agreement should list the applicant or its successors as the persons responsible for the long-term operation & maintenance of the facilities. A Stormwater Exhibit shall accompany the Agreement identifying all stormwater facilities & storm sewer conveyance systems & be submitted for review. *Please provide a Stormwater Exhibit to accompany the executed Agreement along with recording information. – **Will Comply***

General Comments:

1. Provide calculations on how the projected sewer flows were determined. Based on the use & number of parking spaces being proposed, the flows appear to be low. *Provide supporting documentation. While the Sewage Facilities Planning Module Mailer was provided showing the flow, the actual calculation has not been provided showing how the flow was calculated. Furthermore, provide a copy of the approved DEP Planning Module. – Will Comply*
2. Provide an Available Capacity Letter from the New Freedom Borough Treatment Plant indicating no overloads exist or are projected within the next 5 years for sewer flows associated with the project. – **Will Comply**
3. Provide an Operation & Maintenance Agreement for the On-Lot Grinder Pump. The Agreement should list the applicant or its successors as the persons responsible for the long-term operation & maintenance of the facility. A Sanitary Sewer Exhibit shall accompany the Agreement identifying the on-lot grinder pump & private lateral system & be submitted for review. *No Agreement was provided with the submittal. Please provide a Stormwater Exhibit to accompany the executed Agreement along with recording information.*
4. Provide copy of NPDES permit once approved by YCCD. – **Will Comply**
5. Are any improvements at the intersection the existing access drive & Constitution Avenue needed to meet PennDOT standards? – **Part of HOP**
6. The PNDI Receipt included as part of the sewer planning module indicated a potential impact. The applicant shall provide a copy of the clearance letter from the appropriate agency. – **Will Comply**
7. The applicant shall consider adding an inlet of trench drain at the North Constitution Avenue / access drive intersection. – **Will Comply**

Public Comment: None

Discussion: T. Ruby would like to see the plan come back to another meeting once the outstanding comments are addressed before the recommend approval. All members were in agreement.

Decision:

J. Merrill motioned to table the plan until the outstanding comments are addressed. 2nd by R. Ross. All in favor. Motion carried.

Adjournment:

Motion to adjourn by R. Ross, 2nd by M. Hopkins. All in favor. Meeting adjourned at 6:38pm.