CALL TO ORDER

Chair Willey called the Planning Commission Meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited by all. Roll Call was taken by Mr. Toner. Mr. Siodlowski was noted as absent.

APPROVAL OF MARCH 25, 2019 MINUTES

Chair Willey called for the approval of the Minutes of the March 25, 2019 Planning Commission Meeting. Mr. Walter made a MOTION to approve the Minutes of the March 25, 2019 meeting. The MOTION was SECONDED by Vice-Chair Cerveny. The motion carried unanimously (6-0).

REVIEW OF BOARD OF COMMISSIONERS MINUTES

Chair Willey noted the copies of the Board of Commissioners Minutes from the February 20, March 6 and March 20, 2019 meeting. Chair Willey accepted these minutes.

NEW BUSINESS

A. Susan Miller Final Subdivision (Lot Add-on) UAT File No. 19-03-14

Mr. Eric Diffenbaugh, Diffenbaugh-Wadel Inc., represented the plan as the engineer for the Susan Miller Final Subdivision Plan.

The property in question is on the corner of Lisburn and Arcona Roads and is seeking to add 7/10ths of an acre to the existing lot to make room to replace a failing septic tank system. Mr. Diffenbaugh stated that he has no problems addressing staff comments that were made during review and will have those fixed before going before the Board of Commissioners.
Chair Willey asked if Ms. Boyer could clarify a comment made on the Planning Commission Memo regarding the lot being non-conforming. Ms. Boyer explained that new lots created under the current ordinance are a minimum size of 60,000 square feet or more. The Applicant has a non-conforming lot; however the minimum size of the expanded lot would still be less than 60,000 square feet. The R-1 Zoning District lot sizes are based off lot density, for conservation reasons, and the suggestion was made the add additional land to the lot to make it more conforming to its appropriate zone. This was only a suggestion; the applicant is not required to increase the land above what is already proposed.

Mr. Diffenbaugh explained that the suggestion was taken into consideration; however, if more land were to be added to the existing lot that may cause the lots “Clean & Green” status to come into question with the County.

Ms. Amanda Parrish noted that in her opinion it wouldn’t make sense for the lot to have additional land added to it, just to make it less non-conforming if the only reason for the addition is to replace a failed septic system. Ms. Boyer agreed and explained that the comment was placed in the memo as a suggestion rather than a condition of approval for that reason.

No public comment was given.

Mr. Scott Steffan made a MOTION to recommend approval of the requested deferral for Susan Miller Final Subdivision (Lot Add-on) Plan, UAT File No. 19-03-14. The MOTION was seconded by Secretary Jeffrey Walter. The motion carried unanimously (6-0). The requested deferrals are:

1. Deferral of requirements in Section 220-16.A to not install curbs along East Lisburn Road and Arcona Road.

2. Deferral of requirements in Section 220-16.B to not install sidewalks along East Lisburn Road and Arcona Road.

Vice-Chair Cerveny made a MOTION to recommend conditional approval of the Susan Miller Final Subdivision Plan, filed by Ms. Susan Miller, UAT File No. 19-03-14. The MOTION was SECONDED by Secretary Walter. The motion carried unanimously (6-0). The conditions of approval are:

**SUBDIVISION, LAND DEVELOPMENT & ZONING**

1. The location of the perc tests shall be shown on the plan, in accordance with Section 220-9.C(1)(j) of the Codified Ordinances of Upper Allen Township.

2. Existing watercourses, tree masses, large trees or other significant natural features shall be identified on the plan, or else the Applicant should consider asking for relief of this requirement, per Section 220-9.C(2)(s) of the Codified Ordinances of Upper Allen Township.
SANITARY SEWER

3. Relabel “Septic” as “Existing Septic” and add a note stating “To Be Abandoned, Pumped Out and Filled with Crushed Stone per Township Requirements”.

4. Show a new 4” two-way building sewer cleanout within three feet of existing dwelling.

5. Add a note stating “Proposed on-lot sewage disposal system shall conform to Township permitting requirements and system design shall be approved by a Sewage Enforcement Officer licensed by the Commonwealth of PA, Department of Environmental Protection.”

GENERAL

6. On the Cover Page, the following shall be addressed:
   a. The date for Planning Commission review shall be changed to 2019.
   b. The maximum building height for all structures is 35 feet, not 45 feet.
   c. The note in Section 220-23.A(2) within the SLDO shall be placed on the plan, per Section 220-10.B(1)(m) of the Codified Ordinances of Upper Allen Township.
   d. The PA One Call System phone number shall be listed, per Section 220-10.B(1)(r) of the Codified Ordinances of Upper Allen Township.

7. On Sheet 2, the following shall be addressed:
   a. The state route number for Arcona Road is missing and shall be added.
   b. The northwest corner of Lot 2A is shown as a “Point” but the “Concrete Monument” to be set, notes a distance to “M.N.” Likewise, the southeast corner of Lot 2A is shown as “M.N.” The legend shall list “M.N.” to clarify what it means.

ADMINISTRATIVE

8. The final plan shall be submitted on sheet sizes 24”x36”, along with any copies for recording at the county courthouse, in accordance with Section 220-10.B(1) of the Codified Ordinances of Upper Allen Township.

9. This property appears to be enrolled in the county’s Clean and Green Program and may be subject to roll-back taxes. Contact the County Tax Assessment Office for additional information.

10. All deferred improvements shall be shown on the plan as future improvements. Deferrals granted by the Board of Commissioners shall be listed on the final plan, including the date in which such action was granted, in accordance with Section 220-10.B(3) of the Codified Ordinances of Upper Allen Township. A note shall also be placed on the plan indicating that all deferrals are granted “until such time as the Board of Commissioners deem the improvement necessary.”
11. A signed and sealed letter from a registered engineer or surveyor shall be provided, indicating any property pins and/or monuments have been set prior to recording of the plan, and have been installed in accordance with the requirements of Section 220-24 of the Codified Ordinances of Upper Allen Township. If the property pins/monument are not set prior to recording of the plan, then financial security and all required inspection fees shall be provided for in accordance with Sections 220-13 and 220-52.B of the Codified Ordinances of Upper Allen Township.

12. The Applicant must provide evidence that the sanitary sewer system design has been reviewed and approved by the Township Engineer, in accordance with Section 220-20.D(3)(b) of the Codified Ordinances of Upper Allen Township.

13. The Applicant must have the plan signed and sealed by a licensed surveyor and licensed engineer certifying to the accuracy of the survey and plan in accordance with Section 220-9.C(2)(e) and 220-10.B(1)(b) of the Codified Ordinances of Upper Allen Township.

14. The Applicant must sign the plan and have the signatures notarized according to Section 220-9.C(2)(dd) and 220-10.B(1)(a) of the Codified Ordinances of Upper Allen Township.

15. Prior to obtaining the county signature for final plan recording, the Applicant shall provide a CD that includes a .dwg AutoCAD file that shows all parcel boundaries, lot lines, building footprints, road rights-of-way, edge of pavement, and any utility or easements (public and private).

16. The Applicant shall also comply with all fees, taxes, utility rentals, building, police or fire codes, ordinances, resolutions and regulations as may be in effect from time to time concerning the proposed development.

17. The Applicant shall pay such fees as are charged from time to time by Upper Allen Township for other further reviews or permits as may be required concerning the proposed development.

18. The Applicant must satisfy all conditions on the approval of the plan and the plan must be recorded within 180 days from the date of approval by the Board of Commissioners or the plan will be considered disapproved.

19. If the final subdivision plan is approved with the outstanding conditions, the signature block for the Upper Allen Township Board of Commissioners shall state the date in which the conditional approval is granted. A second line shall be added to state, “The conditions of approval were satisfied this ____ day of ________, 2019.”

B. Messiah College Welcome Center Pre/Final LD Plan UAT File No. 19-03-28
Ms. Jennifer Lee, Derck & Edson Associates, represented the Kim S Phipps Welcome & Admissions Center plan as the engineer for Messiah College.

Ms. Lee explained that she was before the Planning Commission and the Board of Commissioner’s presenting a Sketch Plan to have both boards ask any questions or express concerns that would be taken into consideration in the final design of the plan. The Final Plan that was submitted had not strayed far from the original design that was presented in the Sketch Plan. The plan still calls for removal of some parking to install more green space for the students and faculty to enjoy along with the demolition of an existing administration building and constructing a new one.

Chair Willey asked what had changed since the presentation of the Sketch Plan. Ms. Lee stated that not much has changed from the original idea except that they have added a modification request for scaling profiles to make objects and measurements more legible on the stormwater plans. She also added that comments from the Sewer Department have been addressed and they resubmitted their adjustments back to the Sewer Department.

Vice-Chair Cerveny asked for clarification on whether the proposed project area is currently a parking area. Ms. Lee confirmed that the area currently is parking, and the purpose of the project was to remove vehicular traffic where the students tend to walk.

No public comment was given.

Vice-Chair Cerveny made a MOTION to recommend approval of the requested waivers for Messiah College Kim S. Phipps Welcome & Admissions Center, UAT File No. 19-03-28. The MOTION was seconded by Secretary Jeffrey Walter. The motion carried unanimously (6-0). The requested waivers are:

1. Waive the requirements of Section 220-9.A(1)(c) that requires the applicant to submit a separate preliminary plan. The final plan will show the same scope of work, so a separate preliminary plan is not necessary.

2. Waive the requirements of Section 220-9.C(2)(m) that requires the applicant to clearly show bearings and distances on lot line descriptions.

3. Waive the requirements of Section 220-11.F to require the applicant to conduct a traffic impact study.

Vice-Chair Cerveny made a MOTION to recommend approval of the requested modification for Messiah College Kim S. Phipps Welcome & Admissions Center, UAT File No. 19-03-28. The MOTION was seconded by Mr. Scott Steffan. The motion carried unanimously (6-0). The requested modification is:
1. Modify the requirements of Section 220-9.C(4)(c) requiring the applicant to show all profiles, cross sections and specifications of all proposed street improvements at a horizontal scale of 1 inch = 30 feet instead of 1 inch = 50 feet, and a vertical scale of 1 inch = 6 feet instead of 1 inch = 5 feet.

Mr. Scott Steffan made a **MOTION** to recommend conditional approval of the Messiah College Kim S. Phipps Welcome & Admissions Center Prelim/Final LD Plan, filed by Ms. Jennifer Lee, UAT File No. 19-03-28. The **MOTION** was **SECONDED** by Vice-Chair Cerveny. The motion carried unanimously (6-0). The conditions of approval are:

**SUBDIVISION, LAND DEVELOPMENT & ZONING**

1. All curb radii in the parking areas shall be shown on the plan and be in accordance with Section 220-16.C(3) of the Codified Ordinance of Upper Allen Township.

**STORMWATER**

2. The plans depict a storm water pipe crossing that is not included on the profiles for pipe run C.O. to MH105 and DB-110 to MH-100. We request the designer graphically show the stormwater pipe crossings on the applicable profiles.

3. A portion of stormwater pipe run Cl-270 to Cl-260 is proposed with less than 12 inches of cover. We recommend the Designer further evaluate the proposal to reduce any potential for failure of the system.

4. The Designer may consider adjustment of the 14-foot-wide concrete walking path to promote additional stormwater runoff to be conveyed to Inlet CB-220. We recognize that this is an undetained drainage area however believe it may be beneficial to modify the grading plan to improve collection of stormwater runoff by this catch basin.

5. The inlet type top and hood height need to be specified on the Curb Inlet Transition Detail.

6. We request the designer extend the stormwater profiles beyond the final junction of the conveyance piping leading to the infiltration basins. We are not able to locate detailed information for the final connections between the conveyance piping and the infiltration basin. This will further clarify the orientation of the conveyance piping as the profiles indicate that conveyance piping is sloping away from underground detention bed O1.

7. We request the designer further clarify what is intended for the pipe connection between MH-106 and the underground detention bed O1. The plans do not depict facilities beyond MH-106.

8. We request the invert in elevations be labeled on the underground detention beds O1 and O2. It appears that the top of storage elevation listed for facility O1 exceeds the invert elevations of tributary piping.

**SANITARY SEWER**
9. On Drawing No. C-105 – Utility Plan, the following shall be corrected on the final plan:
   a. Numbering shown for existing manholes on this sheet should include or be replaced by the Township’s current numbering convention, as follows:
      i. No label (area C-23) – G01-108
      ii. SMH (area E-19) – G01-109
      iii. SMH-110 – G01-110
      iv. SMH-111A – G01-111
      v. SMH-48 – G01-112
      vi. Proposed SSMH-100 – G01-112A
      vii. SMH-112B – G01-113
      viii. SMH-112 – G01-114
      ix. SMH-113 – G01-115
   b. All existing sewer lines should have flow direction arrows shown.
   c. At manhole G01-112A (SSMH-100) remove “Doghouse” note; this does not comply with Township standard specifications. Existing main to be cut and new 5’ dia. inside drop manhole to be installed (see profile note 2 below); reference detail drawings listed below.
   d. Revise note adjacent to new manhole G01-112A to read “35 LF 6” PVC 2% Slope”.
   e. A two-way cleanout should be added to new 6” PVC lateral, 3’ from outside wall of new building.

10. On Drawing No. C-301 – Profiles, the following shall be corrected on the final plan:
    a. Include a profile of the existing sanitary sewer between manholes G01-112 (SMH-48) and G01-113 (SMH-112B); include new manhole G01-112A (SSMH-100).
    b. Sanitary sewer profile to include a note indicating “New 5’ Dia. MH with Inside Drop Connection)”. 

11. On Drawing Nos. C-501 to C-506 – Details, the following shall be corrected on the final plan:
    b. Add standard Township sanitary sewer details as indicated below. Copies of these details are enclosed, and PDF files are available from the Township.
       i. MH-1 Heavy Duty Manhole Self-Sealing Cover (note that Township logo on cover not required).
       ii. MH-2 Heavy Duty Manhole Frame (H-25)
       iii. MH-4 Standard Precast Concrete Manhole with Precast Concrete Base
       iv. MH-5 Standard Precast Concrete Manhole with Precast Concrete Base
       v. MH-7 Inside Manhole Drop Connection
       vi. MH-9 Leveling Rings and Bolted Frame Details
       vii. MH-10 Manhole Steps
       viii. MH-13 Manhole Pipe Gaskets
       ix. MH-14 Manhole Section Joint Seal
       x. SEW-2 Pipe Repair/Reconnection Detail
       xi. LAT-4 Building Sewer Detail
ADMINISTRATIVE

12. A note shall be placed on the final plan stating the Applicant shall demonstrate compliance with Chapter 192 of the Codified Ordinances of Upper Allen Township prior to the issuance of a Certificate of Occupancy.

13. A note shall be placed on the plan stating that the contractor shall schedule a pre-construction site meeting with the Upper Allen Township Engineer and the Cumberland County Conservation District at least 48 hours prior to starting site construction activities.

14. A note shall be placed on the plan stating construction of all work within the public street right-of-way and work related to storm drainage and sanitary sewer facilities requires inspection by the Township. Provide a minimum 48 hours’ notice to the Township before starting work.

15. On the Cover Sheet, all owner signature lines must be updated to include the person’s name (in print) that will be responsible for signing on behalf of the owner, per the County Assessor’s office.

16. The Applicant shall obtain final water main design approval from Suez Water Company and furnish to the Township an updated design plan.

17. The Applicant must submit a copy of the Erosion and Sediment Pollution Control Plan to the Township in accordance with the requirements of Section 220-27.A(1) of the Codified Ordinances of Upper Allen Township.

18. The Applicant must obtain approval of the Erosion and Sediment Control Plan from the Cumberland County Conservation District and furnish to the Township a copy of the required NPDES permit in accordance with the requirements of Section 220-9.C(4)(h), Section 220-27, and Section 214-15.C of the Codified Ordinances of Upper Allen Township.

19. The Applicant must provide evidence that the sanitary sewer system design has been reviewed and approved by the Township Engineer, in accordance with Section 220-20.D(3)(b) of the Codified Ordinances of Upper Allen Township.

20. The Applicant shall enter into a Stormwater Best Management Practices Maintenance Operation and Maintenance Agreement with the Township and pay all applicable fees, in accordance with Section 214-20.E of the Codified Ordinances of Upper Allen Township.

21. The Applicant must provide evidence that the storm drainage and stormwater management facilities has been reviewed and approved by the Township Engineer, in
accordance with Section 220-31 and Chapter 214 of the Codified Ordinances of Upper Allen Township.

22. Any modifications or waivers granted by the Board of Commissioners shall be listed on the final plan, including the date in which such action was granted, in accordance with Section 220-10.B(3) of the Codified Ordinances of Upper Allen Township.

23. The Applicant must contribute to the Township Recreation Land Acquisition and Improvement Fund in the amount of $3,200.00. This contribution to the Fund shall be paid at the time of approval of the subdivision or land development plan in accordance with the requirements of Section 220-28.D(5) of the Codified Ordinances of Upper Allen Township.

24. The Applicant must sign the plan and have the signatures notarized according to Section 220-9.C(2)(dd) and 220-10.B(1)(a) of the Codified Ordinances of Upper Allen Township.

25. The Applicant must have the plan signed and sealed by a licensed surveyor and licensed engineer certifying to the accuracy of the survey and plan in accordance with Section 220-10.B(1)(b) of the Codified Ordinances of Upper Allen Township.

26. The Applicant must submit a signed and sealed construction cost estimate for all public improvements, including sanitary sewer work, in accordance with Section 220-13 of the Codified Ordinances of Upper Allen Township.

27. The Applicant must provide financial security in a form acceptable to the Township and in an amount to be estimated by the applicant and approved by the Township Engineer to insure construction of the improvements and/or concrete monuments shown on the plan, and the applicant must enter into an agreement with the Township providing for construction and installation of all improvements shown on the plan according to Section 220-13 of the Codified Ordinances of Upper Allen Township. The financial security shall contain the provision that the Township shall be informed in writing thirty (30) days before the expiration date of any letter of credit or bond provided as a condition of approval.

28. The Applicant must also furnish financial security to the Township in an amount equal to 10% of the total financial security provided to cover the cost of construction inspection, administrative, and other related costs according to Section 220-52.B of the Codified Ordinances of Upper Allen Township.

29. The Applicant shall also comply with all fees, taxes, utility rentals, building, police or fire codes, ordinances, resolutions and regulations as may be in effect from time to time concerning the proposed development.
30. The Applicant shall pay such fees as are charged from time to time by Upper Allen Township for other further reviews or permits as may be required concerning the proposed development.

31. Prior to obtaining the county signature for final plan recording, the Applicant shall provide a CD that includes a .dwg AutoCAD file that shows all parcel boundaries, lot lines, building footprints, road rights-of-way, edge of pavement, and any utility or easements (public and private).

32. The Applicant must satisfy all conditions on the approval of the plan and the plan must be recorded within 180 days from the date of approval by the Board of Commissioners or the plan will be considered disapproved. On the Cover Page, the Approval of the plan by the Board of Commissioners note shall be amended as follows: “Conditionally approved by the Board of Commissioners of Upper Allen Township, this _____ day of _____________, 20__. Conditions met, this ____ day of ____________, 20__.”

C. Oakwood Hills, Phase 1B Final Sub/LD Plan UAT File No. 19-04-01

Christine Hunter, H. Edward Black & Associates, represented the plan as the engineer for Oakwood Hills Phase 1B.

Ms. Hunter explained the plans before the Planning Commission are for the construction of three (3) apartment buildings with a total of 177 units and that the plans are consistent with the already approved Preliminary Plan. Staff comments were received by Ms. Hunter and some have already been addressed while they are still working on the other ones.

Chair Willey recalled a discussion about ingress and egress from the property when the Preliminary Plan came through originally and asked for updates. Ms. Hunter explained that those concerns were taken care of with the construction of Oakwood Hills Drive during Phase 1A. She further explained that all the infrastructure has been put into place including the sanitary sewer mains and stormwater management. The stormwater basins are completely functional and are currently acting as sediment basins during construction. After construction is complete they will be converted to detention basins.

Vice-Chair Cerveny asked if any of the current apartments have been rented out. Ms. Hunter explained that they are not ready for occupancy yet; however, they are accepting applications at this time and should be ready for occupancy this June according to Rider Musser.

No public comment was given.

Mr. Steffan made a MOTION to recommend conditional approval of Oakwood Hills Phase 1B Final Sub/LD Plan, filed by Mr. David M. Kelly Phipps, UAT File No. 19-04-01. The MOTION was SECONDED by Secretary Walter. The motion carried unanimously (6-0). The conditions of approval are:
SUBDIVISION, LAND DEVELOPMENT & ZONING

1. On page 26, the proposed Stormwater Easement depicts a 20’ width. In accordance with Section 220-23.B of the Codified Ordinance of Upper Allen Township all stormwater easements shall be at least 30’ in width.

2. The landscaping and street trees along the access point for Levi Court are traversing into the clear sight triangle. The Applicant should verify the location of the trees to ensure they do not encroach into the sight triangle area, in accordance with Section 245-160.B of the Codified Ordinance of Upper Allen Township.

GENERAL

3. On the Cover Page, the following shall be corrected:
   a. In the Utility List section, the first contact for Upper Allen Township should be changed to Collin Barge and the email shall read “cbarge@uatwp.org”. Additionally, change ‘Community Devel.’ to ‘Stormwater’.
   b. In the signature section for the Board of Commissioners, the word ‘Conditionally’ should be spelled correctly.
4. General Note #21 on Page 2 shall include language identifying the approved HOP and the HOP number.

ADMINISTRATIVE

5. A note shall be placed on the final plan stating the Applicant shall demonstrate compliance with Chapter 192 of the Codified Ordinances of Upper Allen Township prior to the issuance of a Certificate of Occupancy.

6. A note shall be placed on the plan stating that the contractor shall schedule a pre-construction site meeting with the Upper Allen Township Engineer and the Cumberland County Conservation District at least 48 hours prior to starting site construction activities.

7. A note shall be placed on the plan stating construction of all work within the public street right-of-way and work related to storm drainage and sanitary sewer facilities requires inspection by the Township. Provide a minimum 48 hours’ notice to the Township before starting work.

8. The Applicant shall obtain approval of the planning module for new land development or approval of an exemption from the planning requirements from the Township and PA DEP in accordance with the requirements of Section 220-20.A of the Codified Ordinances of Upper Allen Township and pay all applicable application and tapping fees in accordance with the requirements of Section 200-15.D(8) of the Codified Ordinances of Upper Allen Township.
9. The Applicant must provide evidence that the sanitary sewer system design has been reviewed and approved by the Township Engineer, in accordance with Section 220-20.D(3)(b) of the Codified Ordinances of Upper Allen Township.

10. The Applicant must contribute to the Township Recreation Land Acquisition and Improvement Fund in the amount of $407,100.00. This contribution to the Fund shall be paid at the time of approval of the subdivision or land development plan in accordance with the requirements of Section 220-28.D(5) of the Codified Ordinances of Upper Allen Township.

11. The Applicant shall obtain final water main design and fire hydrant approval from Suez Water Company and furnish to the Township an updated design plan.

12. The Applicant shall obtain approval of the Erosion and Sediment Control Plan from the Cumberland County Conservation District and furnish to the Township a copy of the required NPDES permit(s) and any revised E&S Pollution Control Plans in accordance with the requirements of Section 220-9.C(4)(h), Section 220-27., and Section 214-15.C of the Codified Ordinances of Upper Allen Township.

13. The Applicant must submit a copy of the Erosion and Sediment Pollution Control Plan to the Township in accordance with the requirements of Section 220-27.A(1) of the Codified Ordinances of Upper Allen Township.

14. The Applicant must provide a copy of any applicable agreements with other utilities, highways, or railways when crossing and occupying their easements with new sanitary sewer facilities.

15. The Applicant shall obtain approval of the planning module for new land development from the Township and PA DEP and pay all applicable application and tapping fees in accordance with the requirements of Section 200-15D(8) of the Codified Ordinances of Upper Allen Township.

16. The Applicant must enter into a Reservation of Capacity (ROC) Agreement with the Township and pay the appropriate ROC fees, or, pay tapping fees for the number of approved EDUs.

17. The Applicant must enter into a Sewer Extension Agreement with the Township and furnish the required $1,000.00 escrow for plan and legal review costs, provide plats and legal descriptions for sanitary sewers to be located outside of the public rights-of-way, furnish the required escrow amount for inspection and related costs, and provide appropriate installation financial security for the sanitary sewers.
18. The Applicant must sign the plan and have the signatures notarized according to Section 220-9.C(2)(dd) and 220-10.B(1)(a) of the Codified Ordinances of Upper Allen Township.

19. The Applicant must have the plan signed and sealed by a licensed surveyor and licensed engineer certifying to the accuracy of the survey and plan in accordance with Section 220-10.B(1)(b) of the Codified Ordinances of Upper Allen Township.

20. The landscape architect licensed by the commonwealth of Pennsylvania shall sign and seal the landscaping plans, as designed in accordance with Section 220-10.B(1)(b) of the Codified Ordinances of Upper Allen Township.

21. All plans, profiles or drawings required under the provisions of this chapter shall include a certification by a Pennsylvania-registered professional engineer attesting that all elements of the plan are conform with the Township Code and applicable state regulations, as required by Section 220-15.N(3) of the Codified Ordinances of Upper Allen Township.

22. The Applicant must submit a signed and sealed construction cost estimate for all public improvements, including sanitary sewer work, in accordance with Section 220-13 of the Codified Ordinances of Upper Allen Township.

23. The Applicant must provide financial security in a form acceptable to the Township and in an amount to be estimated by the Applicant and approved by the Township Engineer to insure construction of the improvements and/or concrete monuments shown on the plan, and the Applicant must enter into an agreement with the Township providing for construction and installation of all improvements shown on the plan according to Section 220-13 of the Codified Ordinances of Upper Allen Township. The financial security shall contain the provision that the Township shall be informed in writing thirty (30) days before the expiration date of any letter of credit or bond provided as a condition of approval.

24. The Applicant must also furnish financial security to the Township in an amount equal to 10% of the total financial security provided to cover the cost of construction inspection, administrative, and other related costs according to Section 220-52.B of the Codified Ordinances of Upper Allen Township.

25. The Applicant shall complete all site and sewer improvements for this Phase 1.B, in accordance with Township specifications, and dedicate all applicable improvements to the Township within five (5) years from the date of the signed financial improvement agreement. If the Applicant requires more than five (5) years to complete the improvements, they may ask for an extension from the Board of Commissioners.
26. The Applicant shall enter into a Stormwater Best Management Practices Maintenance Operation and Maintenance Agreement with the Township and pay all applicable fees, in accordance with Section 214-20.E of the Codified Ordinances of Upper Allen Township.

27. The Applicant must provide evidence that the storm drainage and stormwater management facilities has been reviewed and approved by the Township Engineer, in accordance with Section 220-31 and Chapter 214 of the Codified Ordinances of Upper Allen Township.

28. The Applicant shall also comply with all fees, taxes, utility rentals, building, police or fire codes, ordinances, resolutions and regulations as may be in effect from time to time concerning the proposed development.

29. The Applicant shall pay such fees as are charged from time to time by Upper Allen Township for other further reviews or permits as may be required concerning the proposed development.

30. The Applicant must satisfy all conditions on the approval of the plan and the plan must be recorded within 180 days from the date of approval by the Board of Commissioners or the plan will be considered disapproved. If the final land development plan is approved with conditions, the signature block for the Upper Allen Township Board of Commissioners shall state the date in which the conditional approval is granted. A second line shall be added to state, “The conditions of approval were satisfied this _____ day of _______, 2019.”

31. Prior to obtaining the county signature for final plan recording, the Applicant shall provide a CD that includes a .dwg AutoCAD file that shows all parcel boundaries, lot lines, building footprints, road rights-of-way, edge of pavement, and any utility or easements (public and private).

OTHER BUSINESS

Review of proposed amendments to Chapter 217, Street Openings & Excavations, took place. Comments and suggestions were given to Township staff for consideration. No actions were taken during this discussion.

BUILDING INSPECTOR’S REPORTS

Chair Willey noted the Building Inspector’s Report for March 2019.

ADJOURNMENT

There being no further business Vice-Chair Cerveny made a MOTION to adjourn. The MOTION was SECONDED by Mr. Steffan. Chair Willey adjourned the meeting at 7:42 PM.