

**Lower Heidelberg Township Planning Commission**  
**Meeting Minutes**  
**December 11, 2017**

The regular monthly meeting of the Lower Heidelberg Township Planning Commission was held at the Township Building, 720 Brownsville Road, Sinking Spring, on the above date. Present were: Chairman Michael Levan, Vice-Chair Neal Nevitt, and Members William Moser, Dean Hartman and Heath Kearney. Also attending was Township Sewer Engineer Pamela Stevens (SDE).

Mr. Levan called the meeting to order at 7:02 p.m.

Mr. Levan reflected on the past year's changes, with the loss of Dave Seip and the addition of Heath Kearney to the Commission. Mr. Levan thanked Mr. Kearney and noted that he is a true asset to the Commission. He thanked the Commission members and the legal and engineering consultants for the professionalism that they bring to the meetings.

The minutes from the November 13, 2017 regular monthly meeting were reviewed. Mr. Levan noted a change needed on the last page from Mr. to Ms. Stevens. Mr. Kearney noted the following revisions needed to the draft minutes, all on page three in the second paragraph: in the fourth sentence, add "the applicant stated" before the word infiltration; in the fifth sentence, delete the words "and approved"; and in the sixth sentence, change the last phrase to read "was not required by the previous ordinance or by BCCD."

Mr. Levan commented that he would not recommend any additional formal changes, but he personally feels that not all information about Glen Gery was conveyed in the meeting minutes.

**On Motion** by Mr. Levan, seconded by Mr. Nevitt, to approve the regular meeting minutes of November 13, 2017, with corrections as noted above. Motion passed unanimously.

Mr. Levan noted that there were no subdivision/land development reviews or time extension requests to consider.

**Knollwood/Faust Act 537 Plan Amendment**

Ms. Stevens presented the history on the current ACT 537 plan. The Township authorized the previous sewer engineer to perform a Township wide sewage needs study; at that time two areas were designated as needing connection to the public sewer system. One of those areas was the Knollwood/Faust district; the second was the Valley View Mobile Home Park. As there was no hard data presented by the previous sewer engineer to support the addition of the Knollwood/Faust district to the Act 537 Plan area, the current Board authorized her office to conduct a new study. The original addition of the Valley View Mobile Home Park was a result of the MHP management's assumption that there would be no cost to hook up to public sewer. Once that assumption was corrected, the MHP management requested to be deleted from the ACT 537 Plan; as there has never been any malfunctions reported for the park, SDE has recommended that deletion, and that change has been incorporated into this current amendment. It is not anticipated that there will be an issue with this aspect of the plan revision.

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Ms. Stevens reported that an Act 537 Plan Amendment has been created in response to the matter of public sewers for the Knollwood/Faust area of the Township. Several meetings have been held with the homeowners of this district over the past two years. Information has been compiled on the status of each on lot disposal system (OLDS). She was recently contacted by DEP to update the Township's status on the homes in this area.

In order to avoid the residents being compelled to hook up to the public sewer line, the Township must be able to prove 100% cooperation from the residents on the issues of regular pumping of their systems per the ordinance, that all properties have nitrate free drinking water from their wells and that there is no E-coli bacteria in any of the water tests. All residents in the district have submitted their pumping reports, and there are no malfunctioning systems in the district. Ms. Stevens reviewed the maps for the district; there is sufficient room on every lot to allow any of the residents to install a replacement OLDS if the need would arise at a future date. All water systems have been tested; only one showed nitrates and the resident has installed a reverse osmosis system. None of the systems shows E-coli; one of the homes has fecal coliform, and there are two homes that have total coliform, which can be eliminated with a UV system. Her office is working with the owners of the two homes involved; it is anticipated that both homes will be installing the UV system. If all homes have proven functioning OLDS and there are no water quality issues, then DEP will have no grounds to insist on the residents being hooked up to the public sewer line.

Ms. Stevens explained that the Planning Commission can take up to 60 days to review the amended plan submission. SDE is awaiting comments from Ms. Rossman at the County Planning Commission. After the Planning Commission review and recommendation, the Township will advertise a 30 day public comment period; after the public comment period the amended plan then goes to the Board of Supervisors for their review and approval. If it is approved, the amended plan will then be forwarded to DEP.

The Commission reviewed the Act 537 Plan Amendment draft. Points of discussion included:

If homeowners are mandated to hook up to a public line, the nearest line is the Green Valley Estates system. The OLDS map shows that every lot has room for a replacement system if it is needed. Residents would have to incur considerable expense for each individual lot and the Township would have to repave the road after the line was completed.

The previous sewer engineer erred when placing the Knollwood/Faust district into the Act 537 Plan and relied on insufficient data to make that decision. The previous field investigations were not done by a certified Sewage Enforcement Officer.

The coliform/bacteria/nitrate maps show that the residents are in compliance. There are no indications of any surface malfunctions as would be evidenced by lush grass or downstream algae blooms.

The entire district was brought into compliance with the pumping ordinance in 2015 and will now be on their second pumping cycle for calendar year 2018. The Township office will continue the public education aspect of the importance of regular pumping to ensure the efficiency of the residents' drain fields. The Township office will ensure that all systems are pumped and inspected per the ordinance.

Mr. Levan polled each member individually as to whether they were in favor of recommending approval of the Act 537 Plan Revision which amends the 2010 plan; all members replied yes. **On Motion** by Mr. Levan, seconded by Mr. Moser, to recommend that the Act 537 Plan Revision Amending the 2010 Plan be advertised for public comment; and further to authorize the Secretary to write a letter of support to be forwarded with the submission to DEP. Motion passed unanimously. Mr. Levan asked if there were any other comments on the Act 537 Plan revision; there were none.

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**Other Business**

There was no other business.

**Public Comment**

Mr. Levan asked if there was any public comment. Frank Gabell asked if there are any planned improvements to be done by Glen Gery on Van Reed Road. Mr. Levan noted that Van Reed Road is in Spring Township. Mr. Gabell commented that the planned development will result in an impact to the road because of increased traffic; Mr. Levan noted that the Township does not have the authority to compel any improvements beyond the development.

**Adjournment**

**On Motion** by Mr. Levan, seconded by Mr. Nevitt, to adjourn at 8:07 p.m. Motion passed unanimously.

Respectfully submitted,



Theresa Conners, Recording Secretary

Approved on: March 12, 2018