

East Fallowfield Township
Planning Commission
Approved June 2, 2014 minutes
6:30 p.m.

Members Present:

Dennis Crook, Chair	Richard Agatone	Joe Perzan
John Schwab, Vice-Chair	Jim Durborow	
Garth Monaghan	Jim Weeks	
John Schwab		

Guests:

Chris Della Penna, PE – East Fallowfield Township Engineer
Richard M. Johnson, PE, S.E.O., Director of Bureau of Environmental Health Protection Chester County Health Department
Rob McLarnon, East Fallowfield Building and Zoning Officer
Dave Porter, Representative of MacCombie, PE, Sewer Engineer

The meeting was called to order.

MOTION: A motion was made to change order of agenda for the night by moving items 6 and 7 to the top. Seconded.

PASSED: Unanimously

RICHARD M. JOHNSON: A comment was made about abandoned properties in the township that have a cesspool that could not get their sewer redone and now the property is almost worthless because they can't have something else put on it. Some of the older sections of the township still have cesspools. Requirements to have backup systems is effecting the size of the lots and they want to know the composition of the ground. Very small lots in the township have holding tanks because there is no room and permits were issued. Holding tanks are expensive to maintain and reduce property values. There are very few properties that are not able to find some way and require holding tanks. The typical cost for a conventional tank and drain field is about \$10,000, while the alternate technologies, such as drip irrigation and peak filters, are about \$25,000. A discussion takes place about three houses down by Buck Run and the difficulties that have taken place down there. Generally able to find something on most lots but require 10 inches of soil for even the most costly of alternate technologies. A lot of time is spent educating the public and helping them to do the right thing. Older neighborhoods have cesspools, and they fail, which causes a hassle for resale. Regulations come from the state that the county enforces. A question was asked if other townships have unique solutions or if they are all the same. For public sewer situations, other municipalities have pressure sewers where everyone is pumping into a main and goes to a public sewer system but there are pros and cons with each situation; a treatment facility is needed nearby. The more rural the municipality is the tougher and more expensive it is. It all comes down to

what the municipality wants. The on lot systems management program is encouraging townships to come up with an on lot management program where they know they have problems and they want the municipality to be more involved in making sure the people take care of the situation in those areas. Include on lot system management in the update of the 537 plan and be able to provide a primary and replacement system on each lot. The minimum size of lots for including a primary and replacement system would be $\frac{3}{4}$ acre but cuts down on the usable ground. The storm water management rules effect this due to isolation distances between roof drains, the regular septic system, and the well and the lot needs to larger with the more things added or there will be less usable ground. The municipality's authority act allows municipalities to require dwellings within 150 feet of public sewer to connect to the public system but if more than 150 feet it is not required. A question was asked about how many feet per clean out, which is every 50 feet but with a grinder pump, they are able to pump downhill. A concern about the water table was raised with the on lot sewage draining back into the ground. A question was asked about how East Fallowfield was doing with the sewage system and it is about average. DEP has the authority to place an order on the township to study and fix any sewer problems but they cannot force the township to put in public sewer. DEP can mandate that the township update their 537 plan to include public sewer in certain areas. There are programs in municipalities where property owners are required to show a receipt for a new certificate of use for the on lot system every three years. PSMA, Pennsylvania Septic Management Association, has individuals that are certified to do septic inspections. Review of maps about nitrate and nitrogen levels and where there has been ground water contamination but they are not that active at this point. Most of the nitrate deposits are from humans not livestock. A discussion takes place about wells requiring permits, putting in and monitoring wells due to the possibility of ground water contamination. Closed loop wells do not require permits but open loop wells require permits. The county monitors the Brandywine but the Health Department does not. They have a system that if contaminates were to get into the stream they would notify Wilmington. The best soils are on the south side, most of the sewers are on the north side of Strasburg Road.

LEGAL IN SCOTT FARMS ESTATES SUBDIVISION: Scott Farms had gone through clear up to final approval. State put on new act to extended developments to July 2016. There is a slight problem because they did not include part of their historical properties. The original plan had the sewer line going through property that was sold off so they made changes to the plan and it needs to be evaluated. A discussion took place about part of the land being sold off which was not approved by the committee.

LEGAL OF BAWA MUHAIYADDEEN FELLOWSHIP SUBDIVISION: The plans went from 44 approved units to 22 and the new plans have not been approved. They received approval from the Zoning Hearing Board for 44 lots but not from the Board of Supervisors. They then went to Chester County Common Pleas and went into negotiation. They need to go back to the county about changes to the plan. A new application was not supplied and a discussion takes place about the variances in the plans. A discussion takes place about section 1300 zoning ordinance.

EF FLOWCHART: A comment was made to have water authority, sewer consultant, emergency management, and historical consultant to review the flowchart. A discussion takes place about having a checklist for someone in the office to know the policies and procedures. A comment was made to have a supervisor to come in and discuss the process with them. A question about the change in the lot line which places the bridge in West Marlboro is raised and will be looked into further.

MOTION: A motion was made to adjourn the meeting. Seconded.

PASSED: Unanimously

Respectfully submitted,

Nicole Brown
Temporary Administrative Assistant