

Board of Supervisors:
 Ronald Flatt, Chairman
 Philip Wulff, Vice Chairman
 Edward Latuska, Supervisor
 Robert Sloan, Supervisor
 Alan Smallwood, Supervisor



Anthony Amendolea, Secretary/Treasurer
 Michael Gallagher, Solicitor
 Gateway Engineers, Engineer
 Patrick Gauselmann, BCO/Zoning Officer

Center Township Board of Supervisors
 Regular Meeting Minutes
 May 8, 2019
 6:30 p.m.

CALL TO ORDER:

Chairman Ronald Flatt called the Regular Meeting, of the Center Township Board of Supervisors, to order at 6:30 p.m. The meeting was held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

In addition to Chairman Flatt, present were; Vice Chairman Philip Wulff; Supervisor Robert Sloan; Township Solicitor Michael Gallagher; Township Engineer David Heath; and Township Secretary/Treasurer Anthony Amendolea. Edward Latuska and Alan Smallwood were absent.

PUBLIC TO BE HEARD:

- A. Mr. Nathan Wulff, Unionville Fire Chief: Mr. Wulff presented the Unionville Volunteer Fire Company report for April 2019, as follows:

Type of Calls	Number of Calls
Motor vehicle accidents	2
Automatic fire alarms	2
Service calls	5
Structure fires	3
Medicals	2
Brush fires	1
Water rescue	0
Vehicle fires	0
Standby	0
Total	15

MINUTES:

- A. Agenda Setting Meeting - April 8, 2019: *Sloan motioned approving the minutes of the Agenda Setting Meeting held on Monday, April 8, 2019. Wulff seconded. Motion carried.*
- B. Regular Meeting - April 10, 2019: *Flatt motioned approving the minutes of the Regular Meeting held on Wednesday, April 10, 2019. Sloan seconded. Motion carried 4 to 0.*

TREASURER'S REPORT:

- A. April 2019: *Flatt motioned approving the April 2019 Treasurer's Report. Wulff seconded. Motion carried.*
- B. Warrant List 19-04-08: *Flatt motioned approving Warrant List 19-04-08. Wulff seconded.*

Motion carried.

- C. Warrant List 19-05-09: ***Flatt motioned approving Warrant List 19-05-09. Sloan seconded. Motion carried.***

ZONING REPORT: April 2019: Construction costs were \$996,611.00 fees collected were \$3,475.00.

SUBDIVISION & LAND DEVELOPMENTS:

- A. Jiffy Mart Land Development No. 2019-03-01, Preliminary, Expires 06/25/2019: Mr. James Day and Mr. Joe Wendling presented. Mr. Paul Gill proposes to construct a 4,311 SF retail/convenience store building, pump stations, associated parking and stormwater management system located at 1701 North Main Street (Center Township Map 060-S4-16), in the C-1 Retail and Service Commercial zoning district and Core Infill Overlay District. Township Engineer Heath's comments are as follows (*Mr. James Day's comments are italicized*):
1. An updated land development application should be provided with the submission. The current application is from 2016. (*A new Center Township Application will be executed by the Applicant and submitted to Township.*)
 2. Approval letters received from PennDOT, BCCD, and any other reviewing agencies should be provided upon receipt. (*Acknowledged.*)
 3. Reference should be made to the 'Core Infill Overlay District' on the coversheet. (*This has been added to the zoning data on Plan Cover Sheet.*)
 4. The coversheet should call out in the Development Data Table if the site is a permitted or conditional use within its specified zone. (*The existing business, of motor vehicle fuel dispensing facility, is a Conditional Use in its C-1 zoning district. A notation to that effect has been added to the zoning data on Plan Cover Sheet.*)
 5. Sheet C5, Site Plan, has not been included in this submission. Please provide this sheet with all necessary site plan information. (*The C-5 sheet is included with the revised plan submission for this response letter.*)
 6. An updated PA One Call serial number should be provided. The current number is from 2015 and may not provide accurate information. (*A new One Call serial number has been obtained and added to plans. There are no changes of utilities since the 2015 One Call.*)
 7. All unnecessary information should be removed from plans. Several plan sheets include dark existing conditions information, utility information, grading spots, and hatching that is not required for that specific sheet, making it extremely difficult to read. (*For clarity, the plan package has been expanded to separate sheets for plan page-specific graphical content. We prefer to keep background content on plans for awareness of entities to contractors using the plans. Any other non-relevant graphics have been turned off.*)
 8. Provide documentation that the existing private waterline easement shown on the existing conditions plan has been vacated. Proposed structures are not permitted on existing easements regardless of ownership. This protects the parcel for future ownership changes. (*This private easement has no bearing on plan review and approval. Owner will be vacating a portion of his own private waterline easement on his own property. Pertaining to the existing waterline easement on property...what concern is this to township? This is the property owners own easement on his own property. If he prefers to retain it, that is his own right & business to do so. The review comment directive cannot be a condition for plan approval.*)
 9. Water, sanitary, and gas service are shown through an adjacent property owner northeast of the site. Are those services existing or proposed? If proposed, provide documentation of easement. The ownership of the proposed easements should be granted for the Jiffy Mart parcel regardless of current ownership. The easements should be recorded as private utility easements. This protects the property for future ownership changes. (*The existing easement of the offsite utilities has been added to the*

site plan. These utilities are currently being installed, with the water as temporary services to the existing store, and will be subsequently utilized as tie-ins for the proposed store. How do we address this comment? Owner of property owns both properties, and the utilities of concern, as his service lines. Why are the service line ownerships of any concern to township? The recorded easement for the utilities is sufficient to show user rights to pipes within the easements.)

10. Provide truck turning templates for a garbage truck egress. HOP Plans in this submission still show the original location. *(The garbage bin has been relocated. Refer to the Sheet HOP-3 for fuel truck access thru site. A garbage truck route is less restrictive I'm not aware of multiple locations of trash enclosure...it was relocated on Site Plan, from NW corner of building, to by south end of Basin-1. There is only one trash enclosure.)*
11. There appears to be a utility conflict with the proposed eastern pump station and the existing sewer line. Will these facilities remain, or will they be removed in their entirety? Please clarify. *(The existing privately-owned sewer lift pump and its tank will be removed when the existing store building is removed. The new building will utilize a newly installed lift station and force main line. The existing sewer force main will be decommissioned, capped and abandoned in place, since it is owned by others.)*
12. Label the proposed concrete grease interceptor tank and grinder pump tank on the utility plan. *(These items have now been labeled on Utility Plan.)*
13. The minimum width for a 2-way aisle with perpendicular parking is 24' per Figure 20 from the ordinance. Please revise plans to meet this standard. *(The western parking lot has been widened westward to obtain the 24' travel isle width.)*
14. The HC parking sign detail is not current. The most up to date standards are 6' or 72" minimum sign height. *(Acknowledged and detail revised.)*
15. Provide an HC parking detail that corresponds with the angled parking shown on the plan and demonstrate that van space requirements are met. Also include appropriate detectable warning strip. *(An angled HC parking detail has been added to plan. Dimensions have been added to the site plan of same. Placement location of an ADA detectable warning strip has been added to the sidewalk graphics.)*
16. Specify where on the plan a 'drainage curb cut' detail is needed. *(On the north vicinity of the frontal Basin-2 are concrete curbs at the radius', and curb cut portions along the linear portion. Their purpose is to allow for fuel pump island area to sheet flow into the Basin-2.)*
17. Specify what the 'Concrete Detail' refers to. *(The detail #6 Concrete Detail on sheet DET-1 has been reworded to state Fueling Island Concrete Pad Detail.)*
18. Provide details for sidewalk, bituminous paving, the grease trap, and a fire hydrant. Indicate what sheet the BASA details are included on. *(The sewage items are on a separate plan package that has been review and approved by BASA, and are not under review responsibility of township. The BASA sheet that has the grease tank has been added to this site plan set. Sheet DET-1 Detail 3 is the sidewalk. No Fire Hydrant is proposed as one exists at the southeast corner of the premises.)*
19. The site plan must clearly distinguish limits of concrete and bituminous paving, preferably with hatching. *(Any notes that mentioned bituminous have been removed. Owner is going with full concrete paving for the whole site.)*
20. Reference should be made to the buffer yard that has been used to meet any screening requirements. *(Landscape sheet now has additional data added from ordinance, in regards to bufferyard requirements. An existing retaining wall and screening fence at rear property line meet the screening requirements on the north side. The east side, against existing retail, needs no screening. However, neighbor tract has screening on that side. Western side needs new screening as per landscape plan.)*
21. The pump stations appear to fall within the front yard setback area. Yards are defined as 'unoccupied space open to the sky.' A variance is required for the pump station canopy. *(This development is a replacement of an existing non-conforming facility. All structural facilities are sited at or beyond the building setback lines. Canopy overhang is less than the 20' allowed by 20-1908- 14(a). Canopy height is less than 35'. No variance is warranted.)* The Board of Supervisors, based on Township Solicitor Gallagher's recommendation, authorized (1) Jiffy Mart to continue with the land development and (2) grant administrative approval of zoning regulations for Jiffy Mart since the new facility will be less non-

conforming.

22. Parking and handicapped spaces should be numbered or distinctively called out. It is unclear if there are intended spaces along the eastern side yard, which would conflict with the eastern pump station. Please clarify. There must be adequate circulation in the lot. We are asking to see that the parking stalls won't block the pump stations and that there is still an adequate drive aisle when the spaces are in use. Please provide turning templates to demonstrate the vehicle movements when both stalls and pumps are occupied. *(Parking tabulations on Cover Sheet have been reviewed and revised as needed for clarity. Parking stall counts are shown on site plan, including the eastern stalls. The proposed 2 eastern parking stalls are intended for employees... if planning feels they would like them removed, they can discuss their concerns to owner for justification, and owner will make any determination to reduce the number of parking stalls. The provided number of stalls overall exceed required, so these couple stalls are not a priority item. He may have plans for them as propane tank cage or whatever repurposes. You are over thinking the eastern traffic patterns....there isn't much fueling activity for the off-road & turbo fuels. Owner is satisfied with the concept he proposes.)*
23. A final erosion and sedimentation control plan must be reviewed and approved by the Pa Department of Environmental Protection. Copies of all approval letters and permits should be provided upon receipt. Section 14-404.C.4 *(Acknowledged. Butler County Conservation has a plan review underway.)*
24. Provide drainage area maps with time of concentration paths included that correspond with routing calculations in the PCSM report. *(These have been printed and incorporated with the PCSM Report.)*
25. Provide sizing calculations and profiles for all storm sewer pipe runs. The provided profile shows a connection between ST-5 and ST-6 which does not correspond with the plan view. ST-4 and ST-3B are not shown at all on the profiles, and calculations are only provided for proposed ST-4 through ST-1. The remaining runs are omitted. *(Pipe profiles have been added to the PCSM plan. Pipe sizing calculations are not warranted since the released flow quantities are insignificant to available pipe capacity. This site has a grade and discharge pipe elevation constraints which limits having more pipe slope. I'm fine with what pipe slopes are possible for the proposed piping, as it is all privately owned and maintained, and not really a matter of concern by Township. Additionally, the pipes have ample capacity for the flows encountered. If Township desires more pipe slope, then a tradeoff for smaller pipe sizes is warranted. Are you also asking the existing pipeline on east side be profiled? What are the other "pipe calculations" you ask of, as the proposed mainline piping calculations were provided? Again, what is it of concern to township of privately owned storm pipe capacities?)*
26. Verify the depth of soil mix within the bio-cells. 24" and 18" depths are both referenced. If the intent of this pipe/tank is to provide storage, than it can be completely flat which would provide cover and protection along the entire length. *(The soil thicknesses have been revised. Basin-1 will have an exposed river stone floor. Basin-2 will have a grassed floor atop rock bedding. Thickness of soil layer has been revised on basin detail. I will revise in PCSM narrative anything of bio-cell soil thicknesses, as I do not have a required thickness at Bio-2, and there is no soil in Bio-1. It is ok for Bio-1 pipe to be exposed at its top.)*
27. Provide separate details for each Bio-cell, outlet structures, and river stone. etc. *(PCSM details have been revised and supplemented as requested.)*
28. Provide volume calculations, summary tables, and PA BMP worksheets in the PCSM report. Section 21-304. Per the manual, 20% of existing impervious area must be considered meadow for volume calculations. Additionally, please ensure that all stormwater management details match the routing calculations. *(These have been completed. No volume controls warranted since post development adds green space, whereas predevelopment is essentially all gravel, impervious and bare.)*
29. Confirmation of required utility services must be submitted. Section 14-404. C. 6 *(Owner will obtain and provide. All utilities are existing at the site.)*
30. Posting financial security in an amount and form acceptable to the Township Solicitor. Section 14-404.C. 8. Bonding is required for private developments as a means to ensure that the proposed design is constructed per approved plans. This protects the Township against plan changes made after approval. The applicant may request partial release of the bond based off of construction completion that has been inspected. *(This is a private development with no products to be turned over to*

township. No bonding is required. Center Twp never had bonding requirement for private developments...and bonding was applicable to streets & utilities that would become adopted entities by Township. This whole development is private...no bonding warranted. Any bonding is for Township to step in and complete...so ask township if they are going to do such thing on a private development matter; they won't do that. If they want bonding, then show a justification and what use the escrow will be for.)

31. The loading spaces must be labeled and dimensioned on the plan to confirm the requirements of Section 20-2002 A. *(The provided offloading area is now hatched and labeled as such. The proposed building area of less than 5000 sf and its use does not warrant a response per the ordinance requirements for a designated loading space.)*
32. The Operations and Maintenance Agreement in Appendix D should be included in the report .Section 21-802.A.22 *(This has been added to the PCSM Report Appendixes.)*
33. The PCSM report should be certified by a registered professional. Section 21-802.B *(The PCSM Report has been sealed and signed by the Registered Professional.)*
34. What proposed BMP are the stormwater management facilities? BMP worksheet 5 should be included in the report and list the volume reduction.
35. The outputs from the routing calculations do not match those shown in summary table on page 4 of the PCSM report. Please revise.
36. The pond summary information in the routing calculations is not consistent with the details on PCSM-2 and PCSM-3 of the plans. Also, “inverts in” are shown at lower elevation than “inverts out” in the outflow control structure details. We believe this to be a negative impact to the infiltration capacity of your BMPs. These structures will collect sediment potentially backing up into the storage areas. We are not opposed to sumping inlets for water treatment if necessary. *(Invert elevations in, lower than elevations out, are designed that way, to pool back some volume, for potential lateral infiltration within the fractured shale at the site.)*

The Planning Commission, based on Township Engineer Heath’s recommendation, recommended preliminary approval, contingent on (1) Items 8,9,10,18,22,24,25,26,28,29,30,34,35 and 36; (2) Board of Supervisors approval of the distance between the proposed building and retaining wall which is less than five (5) feet; (3) receipt of the Highway Occupancy Permit and (4) parcel information on adjacent lot owned by Mr. Paul Gill, to the Jiffy Mart Land Development No. 2019-03-01.

Consensus of the Board was to permit the setback of less than five (5) feet to the retaining wall sine there is no rear emergency exit. Township Engineer Heath requests a complete package to be submitted for review. The Board tabled the Jiffy Mart Land Development No. 2019-03-01 for further review by Township Engineer Heath. Township Engineer Heath submitted comments for Items 8,9,10,18,22,24,25,26,28,29,30,34,35 and 36 per letter dated May 2, 2019, as follows *(Mr. James Day's comments are italicized)*:

- 8) Provide documentation that the existing private waterline easement shown on the existing conditions plan has been vacated. The existing easement conflicts with the proposed building. This must be resolved prior to approval. *(The existing private 25’ utility/access easement, leading in from Sunset Drive, will be partly vacated; of that portion from onsite, to the property line. This partial easement vacation will remove the small portion of building encroachment within the easement. An Exhibit Plat for Easement Vacation has been prepared for the property owner, who will execute the recording of the document. Applicant response was corrected by email sent after the letter dated April 7, 2019. See attached email response to this comment from Mr. Day dated April 9, 2019)*

Per email from Mr. Day on April 9, 2019, the waterline easement does not need to be vacated.

Response: It doesn’t appear there was ever any waterline easement needing vacated. When Ashland sold a portion of their land (1977, Db 1039-Pg 707), which was a tract later consolidated into Jiffy Mart lands, the existing waterline was already in place and serving the

southern tract of Ashland (now Jiffy Mart). At the time, Ashland failed to reserve itself an easement for their service waterline that crossed under the conveyed property. During its use while the overlying land was in different ownership, the waterline had an unspecified implied easement.

Once Jiffy Mart purchased that particular land piece, the waterline and its implied easement then became one ownership, and in theory, no easement then implied.

Once the portion of service waterline was subsequently removed, any indication of its implied easement was also removed, by association.

- 9) Water, sanitary, and gas service are shown through an adjacent property owner northeast of the site. Are those services existing or proposed? If proposed, provide documentation of easement. Documentation of ownership for these utilities must be provided. *(The existing easement identification of the offsite utilities has been added to the site plan. A portion of this easement is being vacated, for that portion on-site, to the property line. The easement document indicates the ownership of the easement (and its utilities within) as Jiffy Mini Mart. These utilities are currently being installed, with the water as temporary services to the existing store, and will be subsequently utilized as tie-ins for the proposed store.)*

The existing easement must be shown on the existing conditions plan Sheet C-2. Crosshatch and label the area to be vacated on Sheet C-4, and indicate recording information (such as instrument number) for the document that addresses vacation of the easement.

Response: I believe the existing easement for the offsite easement already shows on the prior submitted C-2 Existing Conditions plan. A new plotted sheet has been generated which shows the offsite utilities, easement and title reference. The response (8) above explains there is no waterline easement to be extinguished. However, to clear any ambiguity of such implied water easement, the owner recorded a waterline easement termination plan, of which is noted on sheet C-2.

- 10) Provide truck turning templates for a garbage truck egress. The trash enclosure is shown in multiple locations on the plans; please revise to show only the new location. *(The single garbage bin was relocated to that area southeast of Basin 1. However other plan sheet plotted graphics did not catch up to that graphic change. Those sheets have since been caught up.)*

The comment has been addressed.

- 18) Provide details for sidewalk, bituminous paving, the grease trap, and a fire hydrant. Indicate what sheet the BASA details are included on. *(The sewage items are on a separate plan package that has been review and approved by BASA, and are a separate matter from Center Townships review. Sheets used for the BASA approval have been added to the site plan.)*

- a) No detail has been added for bituminous pavement. A detail for the limits of paving within the PennDOT right-of-way must also be added. The bituminous pavement section must be indicated with hatching on the site development plan Sheet C-5 and distinguished from the heavy duty concrete paved areas.

Response: There are no areas of proposed bituminous pavement for this project, and thus no detail for such. There is no proposed bituminous pavement within the PaDOT right-of-way. The SR-08 pavement, extends laterally, with white line striping marking the travel way and shoulder. There is no existing, separated shoulder material.

The proposed work requires this existing SR-08 bituminous pavement edge be saw cut as a neat line, and the concrete driveways matched to this saw cut edge. The interface will be asphalt-sealed.

- b) If a hydrant is not proposed, note on the site utility plan Sheet C-7 the distance to the nearest hydrant. *(There is an existing "on site" hydrant at lower right of property, on site plan.)*

Response: There is an existing onsite Fire Hydrant at the southeastern corner of property. A note stating this has been added to Sheet C7- Site Utility Plan.

- 22) Parking and handicapped spaces should be numbered or distinctively called out. It is unclear if there are intended spaces along the eastern side yard, which would conflict with the eastern pump station. Please clarify. There still appears to be a discrepancy between the count on the cover sheet and the actual spaces shown. Additionally, we have concerns about the traffic patterns around the eastern pump station and parking spots. Please ensure that there is adequate room between the parking stalls, pump station, and travel lanes. *(Parking tabulations on Cover Sheet have been corrected as 17 stalls, including the 2 eastern stalls. An informal traffic movement exhibit sheet was presented at the past Planning meeting, to graphically show there adequate room of movements. Townships concerns are taken under advisement, but property owner is satisfied with his site concept and the spacing of site improvements. The presented graphical exhibit will be submitted as an informal document for township records.)*

Comment: 18 total spaces (16 regular and 2 handicapped) are shown on the site plan Sheet C-5. The cover sheet needs to be corrected to match what is shown on the site plan.

Response: The parking tabulations on Cover Sheet have been corrected to 18 spaces.

- 24) Provide drainage area maps with time of concentration paths included that correspond with routing calculations in the PCSM report. Maps have been provided, however, the time of concentration paths doesn't appear to match those shown in the routing calculations. The drainage areas delineated in the post condition do not appear to match the proposed grading. *(These graphics have been corrected.)*

Response: A note has been added to pipe profile at Basin 1, of Sheet PCSM-3, to add additional river stone cover over any exposed pipe.

- 25) Provide sizing calculations and profiles for all storm sewer pipe runs. The provided profiles and calculations are incomplete and do not include all storm runs and structures. Pipe slopes should be added to the profiles. Additionally, design slopes less than 1% are not ideal for routing runoff. Please reconsider design. *(The pipe profile for the short non-mainline St-5/St-4 has been added to plan sheet PCSM-3. Pipe sizing for this run has been added to the pipe calculation table. The site has slope constraints that do not permit steeper slopes. The pipe sizes of required 15" minimum diameter are utilized, but are oversized for what is needed.)*

The comment has been addressed.

- 26) Verify the depth of soil mis within the bio-cells. 24" and 18" depths are both referenced. The PCSM narrative still references both 24" and 18" depths. Additionally, the perforated pipe used in Basin 1 appears to be exposed in the profile. *(Any reference to a specified bio-soil thickness has been removed from plans and narrative. The top crown of part of storage pipe within Basin 1 will remain possibly exposed, keeping preference of positive drain slope within the storage pipe, for sediment deposits within the ST-4 sump. I was going to instruct owner to just river stone cover any exposed pipe. But will add note to plan to that effect.)*

The comment has been addressed.

- 28) Provide volume calculations, summary tables, and PA BMP worksheets in the PCSM report. Section 21-304 per the manual, 20% of existing impervious area must be considered meadow for volume calculations. Additionally, please ensure that all stormwater management details match the routing calculations. *(The BMP Worksheet 4 already reflected the 20% adjustment. The revised Worksheet 4 now has a note on it stating that 20% meadow matter, for clarity. All SWM details and routing model entities have been matched.)*

The comment has been addressed.

- 29) Confirmation of required utility services must be submitted. Section 14-404.C.6. This comment has been acknowledged by the applicant. *(Owner has obtained and provided these to township under separate covers.)*

The comment has been addressed.

- 30) Posting financial security in an amount and form acceptable to the Township Solicitor. Section 14-404.C.8 bonding is still required for this project. *(A Bond Estimate has been prepared, for approval of Township. Owner is reviewing it with his contractor. The actual bond and forms will be as separate exercise from the site development plan approval, and will be documents executed at such time of Developers Agreement. Did applicant (Paul Gill) submit a bond estimate for review and comment? We need a review comment that it was accepted or not. The actual posting of bond is executed with the developer's agreement effort. Can the review comment be re-worded?)*

I will have to defer that to the Township, if they are acceptable to your comment that is definitely fine

with me.

Response: An opinion of probable cost for Bonding was submitted for Townships review and approval. Upon approval of estimate by Township, and following site plan approval, Owner will post the financial security in amount and form acceptable to Township Solicitor at such time the Developers Agreement is executed.

- 34) What proposed BMP are the stormwater management facilities? BMP worksheet 5 should be included in the report and list the volume reduction. *(The Post Development condition proposes more green space that t b e currently existing bare earth condition. Accordingly, the BMP Worksheet 4 reflected no additional BMP entity required, and thus the non-warrant of Worksheet 5. However, for sake of completeness, Worksheet 5 has been added to the PCSM report.)*

The comment has been addressed.

- 35) The outputs from the routing calculations do not match those shown in the summary table on page 4 of the PCSM report. Please revise. *(These have been revised/corrected.)*

The comment has been addressed.

- 36) The pond summary information in the routing calculations is not consistent with the details on PCSM-2 and PCSM-3 of the plans. Also, 'inverts in' are shown at lower elevation than 'inverts out' in the outflow control structure details. *(The summary information has been revised. The invert matter is for backwatering for any infiltration purposes, and a sump has been added to the basin outlet structures for sediment collection and maintenance removal.)*

Comments are as follows:

- a) The riser structures for each Stormwater BMP must include a dewatering pipe in the orifice plate with a capped end on the downstream end. As they are currently designed, water will be trapped on the upstream end of the orifice plate that cannot be dewatered for maintenance.

Response: On Sheet PCSM-2, details of outlet flow control structures, a ball valve has been shown to be installed on the weir wall, for maintenance dewatering.

- b) The basin 2 outflow structure is designed such that the invert in to ST-3B is lower than the invert out, and also lower than the adjacent connected structure ST-3A. This will prohibit water from flowing out of basin 2. The structure must be designed at a higher elevation than the hydraulic structures connected to it so that it may have positive drainage.

- c) All inlets must be designed without sumps to prevent standing water in the structures. *(I can add the dewatering pipings for maintenance use. And Basin 2 inverts will be adjusted to have positive drain out. I would like to ask if we can't keep the inlet sumps, as a means for sediment accumulation points for cleanout. That was an idea you mentioned, which I thought was warranted and did so on plan. Can we keep those sumps?)*

We indicate that no sumps should be in any of the inlets.

Response: On PCSM sheets, inverts have been matched to prevent any back-watering effects.

Highway Occupancy Permit Number 10023581 was issued on May 7, 2019.

Flatt motioned, based on Township Engineer Heath's recommendation, contingent on (1) responding to review letter 4, dated May 2, 2019, (2) posting of performance bond, (3) receipt of the Developer's Agreement and (4) verification of plans, granting preliminary and final approval of the Jiffy Mart Land Development No. 2019-03-01. Wulff seconded. Motion carried.

OLD BUSINESS:

- A. Senate Resolution 6 Report: Flatt completed his review of the Senate Resolution 6 report. He stated there were twenty-eight (28) recommendations and up to ten (10) that were

detrimental to fire fighting. ***Flatt motioned authorizing the Chairman or other designated Board member, so designated, be authorized to advocate on behalf of Center Township to ensure (1) maximum economic benefit to Unionville Volunteer Fire Company and Center Township, (2) maximum local control of decision-making especially of funding and (3) that any and every law or regulation be to the benefit of the Unionville Volunteer Fire Company, its members, its potential members and the residents of Center Township***

B. Part Time CDL/Non CDL and Seasonal Descriptions: Flatt provided draft descriptions to Smallwood and Public Works Foreman Brewster. He will provide to the Board once they approve. He wants to have completed prior to Collective Bargaining Unit negotiations to have incorporated in the contract.

1. Part time (with CDL)
 - a. hold a Commercial Drivers License
 - b. perform work duties similar to a full time Road Crew employee as assigned by the Public Works Foreman or designated person of authority
 - c. capable of working independent of direct oversight
 - d. hours worked may be considered/accrued if eventually hired as a full time Road Crew employee
 - e. employment not limited by time of year
2. Part time (without CDL)
 - a. routine duties are mowing, trimming, clean-up and other duties as assigned by the Public Works Foreman or other designated person of authority
 - b. capable of working independent of direct oversight
 - c. employment not limited by time of year
3. Part time (seasonal)
 - a. persons hired specifically to work in the summer, or at other times as presented by schedule breaks consistent with higher education
 - b. duties include mowing, trimming, clean-up, or other as assigned by the Public Works Foreman or other designated person of authority
 - c. may need direct oversight
 - d. duration of employment mostly based on length of employee availability and limits in the tasks to be accomplished

Flatt motioned to table subject to the review of the Board. Sloan seconded. Motion carried.

C. PennEnergy Resources Conditional Use No. 2019-01: The Board held a public hearing on Monday, May 6, 2018, to obtain public comment and testimony from the parties involved in the conditional use application filed by PennEnergy Resources, LLC. The applicant proposes constructing a Marcellus Shale well site. The property, owned by Dwayne Croll, is located at 105 Roads End Lane (Center Township Map 060-2F63-5), Butler PA 16001. Chapter 20, Article XVI, Section 20-1605.B of the Center Township Codification of Ordinances permits oil and gas extraction subject to all requirements set forth in the Mineral Extraction Overlay District, Section 20-1305 et. seq. and also set forth in Chapter 20, Article XIX, Section 20-1908.A30 as a conditional use in the "R-1A", Low Density Residential District.

Public notifications were mailed Thursday, April 18, 2019 to all property owners within 300

feet. The Planning Commission recommended approval at their meeting held on Wednesday, April 24, 2019. The notice of the public hearing was published in the Butler Eagle editions on Sunday, April, 21, 2019 and Sunday, April 28, 2019. The property was posted on Monday, April 22, 2019.

Flatt disclosed that in may be in this drilling unit. The applicant agreed to the conditions including using State Route 308 (SR0308) to Holyoke Road (T-496) to access well site. Township Solicitor Gallagher will prepare letter and Findings and Facts conclusion. **Flatt motioned approving the PennEnergy Resources Conditional Use No. 2019-01. Sloan seconded. Motion carried.**

NEW BUSINESS:

- A. Ratify Maintenance Building Loan Interest Payment: Township Secretary/Treasurer Amendolea made an interest payment in the amount of \$4,290.67; check number 107 dated April 25, 2019 to NexTier Bank for the Maintenance Facility loan. **Flatt motioned ratifying interest payment in the amount of \$4,290.67 to NexTier Bank. Wulff seconded. Motion carried.**

PUBLIC WORKS:

- A. Award 2019 Pipe Contract: The following bids were received:

Company	Bid Bond	Quantity	Description	Amount
Chemung Supply Company Route 14 Miracle Mile Elmira, NY 14903-1094	Yes	160 feet 4	12"x20' Smooth Bore Plain End - \$4.35 per foot 12" Split Couplers with ties - \$6.81 each	\$17,051.94
		480 feet 40 each	15"x20' Smooth Bore Plain End - \$6.42 per foot 15" Split Couplers with ties - \$11.35 each	
		1,400 feet 65 each	18"x20' Smooth Bore Plain End - \$8.24 per foot 18" Split Couplers with ties - \$19.34 each	
Stephenson Equipment Inc 796 Unionville Rd Prospect, PA 16052-2116	Yes	160 feet 4	12"x20' Smooth Bore Plain End - \$4.31 per foot 12" Split Couplers with ties - \$8.32 each	\$16,743.68
		480 feet 40 each	15"x20' Smooth Bore Plain End - \$5.78 per foot 15" Split Couplers with ties - \$11.18 each	
		1,400 feet 65 each	18"x20' Smooth Bore Plain End - \$8.47 per foot 18" Split Couplers with ties - \$14.48 each	

Flatt motioned awarding 2019 Pipe Contract to Stephenson Equipment in the amount of \$16,743.68. Wulff seconded. Motion carried.

- B. Award 2019 Paving Contract: The following bids were received:

Company	Bid Bond	PRICE PER SQUARE YARD In Place	Total Bid
Shields Asphalt Paving PO Box 672 Valencia, PA 16059-0672	Yes	Base Repair - \$20.85 Scratch & Leveling (9.5mm) - \$74.69 Wearing Course - \$74.69	\$534,611.95
Wiest Asphalt Products & Paving Inc 310 Mitchell Hill Rd Butler, PA 16001-9182	Yes	Base Repair - \$21.95 Scratch & Leveling (9.5mm) - \$73.33 Wearing Course - \$73.33	\$525,821.45
Youngblood Paving Inc 2516 State Route 18 Wampum, PA 16157-2222	Yes	Base Repair - \$35.00 Scratch & Leveling (9.5mm) - \$48.00 Wearing Course - \$48.00	\$576,675.00

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Flatt motioned awarding the 2019 Paving Contract to Wiest Asphalt Products & Paving Inc in the amount of \$525,821.45. Smallwood seconded. Motion carried.

The following roads will be paved:

Art Crest Drive	T-663
Arthur Drive	T-719
Brown Road	T-412
Chestnut Drive	T-876
Fairlawn Drive	T-872
La Ray Drive	T-515
Lyn Dale Drive	T-718
Mar Vel Drive	T-517
Merry Lane	T-875
Orchard Lane	T-874
Pine Aire Drive	T-661
Ridge Road	T-877
Springhouse Drive	T-873
North Duffy Road (Base Repair)	T-509
Mercer Road (Base Repair)	T-494

- C. Pennsylvania One Call Mapping: Pennsylvania One Call is requesting an Indemnity Agreement and/or an "Agent for Pennsylvania Mapping" letter. This requirement is to permit us to update their mapping system where stormwater drains and piping are located. **Flatt motioned tabling the Pennsylvania One Call Mapping request for further review. Sloan seconded. Motion carried.**
- D. Release J B Mill & Fabricating Inc Road Bond: Public Works Foreman Brewster requests authorization to release J. B. Mill and Fabricating Inc road bond for Glenwood Way (T-831) and Holyoke Road (T-496) in the amount of \$8,750.00. **Flatt motioned, based on Public Works Foreman Brewster's recommendation, releasing J.B. Mill and Fabricating Inc road bond for Glenwood Way (T-831) and Holyoke Road (T-496) in the amount of \$8,750.00. Wulff seconded. Motion carried.**
- E. PennDot: PennDot is working along Sunset Drive (T-442) placing "Stop Ahead" signs and placing reflective tape on utility poles.

ENGINEER'S REPORT:

- A. Veterans Administration/Cambridge Stormwater: Township Engineer Heath has had weekly contact with Stantec. Stantec will submit a conceptual drawing to the Department of Environmental Protection. They will be surveying along North Duffy Road (T-509) to gather information. Stantec will present plan to the Board and the Herold's.

SOLICITOR'S REPORT: None

MISCELLANEOUS:

- A. Clearview Mall: Building Code Official/Zoning Officer Gauselmann received a call from Mr. John Rattigan. He requested the Township consider donating fencing to be placed on mall property to prevent litter from leaving mall property. Consensus of the Board was not to donate.

ADJOURNMENT:

Wulff made a motion to adjourn at 7:26 p.m. Sloan seconded. Motion carried.

Anthony A. Amendolea
Township Secretary/Treasurer

Ronald E. Flatt
Chairman

Phillip B. Wulff
Vice Chairman

Absent

Edward G. Latuska
Supervisor

Robert M. Sloan
Supervisor

Absent

Alan H. Smallwood
Supervisor