

A special meeting was held on February 13, 2020 to approve the Subdivision and Land Development for Marion Heights located behind Garvey Manor.

The following Waiver was requested:

Ordinance No. 12-01-15 (SWM Ordinance)

A motion was made by James Callahan and second by Kenneth Wertz to accept the following waiver. Section 409.H.4.a. The top or toe of any slope shall be located a minimum of 20' from any property line. The proposed basin at the corner of Logan Boulevard and Laurel Lane will remain private and the proximity to the street right-of-ways will not have a detrimental effect to any private property. The motion passed unanimously.

A motion was made by James Callahan and second by Kenneth Wertz to accept the following waiver. Section 409.H.5. The minimum top width of the detention basin berms shall be 12'. All basins are to remain private. Standard top widths as indicated in the E&SPC Program manual and PADEP BMP manual are maintained. The motion passed unanimously.

A motion was made by James Callahan and second by Kenneth Wertz to accept the following waiver. Section 409.H.8. The distance from the highest free water surface of any detention basin or other drainage facility to a dwelling unit shall be at least fifty (50) feet. All basins are to remain private. Distance to the on-site nursing home is the same or greater than existing basins. The motion passed unanimously.

A motion was made by James Callahan and second by Kenneth Wertz to accept the following waiver. Section 409.H.9. The perimeter of all stormwater detention basins shall be completely fenced with a fence having a minimum height of six (6) feet. All basins are to remain private. The facilities are to remain shallow. The motion passed unanimously.

A motion was made by James Callahan and second by Kenneth Wertz to accept the following waiver. Section 409.H.10. To facilitate access, maintenance and inspection all stormwater detention basins shall be provided with a stabilized access roadway having a minimum width of twelve (12) feet. All basins are to remain private. Access can be gained throughout the site. The motion passed unanimously.

A motion was made by James Callahan and second by Kenneth Wertz to accept the following waiver. Section 409.H.11. To facilitate access, maintenance and inspection of all stormwater detention basins shall be provided with a stabilized roadway on the entire berm of the basin. All basins are to remain private. Access can be gained throughout the site. The motion passed unanimously.

Ordinance No. 100207-B (SALDO)

A motion was made by James Callahan and second by Kenneth Wertz to accept the following waiver. Section 504.3. All piping used within the Township right-of-way shall have a minimum inside diameter of 15" unless the Township approves a smaller diameter. We are requesting a waiver to this section as the roads and all property is to remain private. We do not believe this section to be applicable. It is our understanding the intent is for ease of maintenance as the Township equipment is set up for a minimum 15" pipe; however, all pipes are to be maintained by the developer so the 15" minimum is not necessary.

Due to the steepness and density of the development, there are a significant number of pipes with small drainage areas and 15" pipes are not necessary for capacity. The motion passed unanimously.

A motion was made by James Callahan and second by Kenneth Wertz to accept the following waiver. Section 504.10.5. Cul-de-sac streets shall not exceed three hundred (300) feet in length measured from the centerline of the intersection street to the center point of said cul-de-sac. A 453' cul-de-sac is proposed. This road was originally designed to connect to Laurel Lane; however, it was undesirable to connect at such a close proximity to the church. Additionally, it will discourage traffic from using Laurel Lane. The first 175' of Road A is steep. In order to connect to Road B, the proposed housing occurs on the last 275'. The motion passed unanimously.

A motion was made by James Callahan and second by Kenneth Wertz to approve the side lot addition (Parcel No. 2-14-10, 2-10-10.1, 8-3-1 and 8-3-115) as prepared by Keller Engineers located behind Garvey Manor. The motion passed unanimously.

A motion was made by James Callahan and second by Kenneth Wertz to approve the final land development plans, which consist of 34 pages, as prepared by Keller Engineers, for the Land Development of Marion Heights. The motion passed unanimously.

A motion was made by James Callahan and second by Kenneth Wertz to accept the Letter of Credit in the amount of \$697,749.80 subject to the following changes:

A) An extension clause to allow the Township to extend the letter of credit past February 2021, if need be, to finish the work.

B) To specifically mention that this is a Developers Agreement between Frankstown Township and Garvey Manor Nursing Home, dated February 12, 2020, and approved on February 13, 2020. The motion passed unanimously.

A motion was made by James Callahan and second by Kenneth Wertz to approve the Developers Agreement prepared by Solicitor Gieg and review by Attorney Shawn Sullivan for the construction of Marion Heights, located behind Garvey Manor. The motion passed unanimously.

A motion was made by Kenneth Wertz and second by George Henry to appoint James Callahan as an alternate to the ISC board, leaving Engineer Levine as the delegate for the Township. The motion passed unanimously.

With no other business before the Board of Supervisors, the meeting was adjourned by a motion made by James Callahan and second by Kenneth Wertz. The motion passed unanimously.

Secretary
Beverly J. Henderson.