

Maidencreek Township Planning Commission
Wednesday, April 7, 2010

Attending: Jim Schoellkopf Jr., Joel High, David Anspach, Jeff Futchko, Matt Davenport, Eugene Orlando, Jr. – Orlando Law Office, Tom Unger– Systems Design Engineering, Inc., Diane Hollenbach – recording secretary

Guests: Jason Nix, Michael Hartman, Gary Katz, Sherri Katz, Angelo Corrado, Jeff Warmkessel, Eric Mountz, Matt Bressler, David Weiss, Nick Feola, Eugene Martin

Jim Schoellkopf called the Maidencreek Township Planning Commission regular meeting to order at 7:30 p.m. in the Maidencreek Township Municipal Building and asked everyone to rise for the Pledge to the Flag.

APPROVAL OF THE AGENDA

A motion was made by David Anspach, seconded by Jeff Futchko, to approve the agenda for the Maidencreek Township Planning Commission regular meeting. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

APPROVAL OF PRIOR MEETING MINUTES

A motion was made by David Anspach, seconded by Matt Davenport, to waive the reading of the March 3, 2010 regular meeting minutes and approve the minutes as presented. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

A motion was made by Matt Davenport, seconded by Joel High, to waive the reading of the March 31, 2010 special meeting minutes and approve the minutes as presented. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

ACCEPTANCE OF PLANS

A motion was made by Matt Davenport, seconded by David Anspach, to accept the Villa at Maidencreek Land Development Plan for review. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

A motion was made by Joel High, seconded by Jeff Futchko, to accept the Moyer Subdivision 2 Final Plan for review. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried.

COMMUNICATIONS – None.

PUBLIC COMMENT – None.

ENGINEER'S AGENDA

SUBDIVISION STATUS CHECKLIST

The Engineer noted that the Corrado Commercial Plan expires in May and will need a time extension.

PLAN REVIEWS

Villa at Maidencreek Land Development Plan – Tom Unger distributed the April 7, 2010 Systems Design Engineering, Inc. review letter for the plan. Changes have been made to the storm water design and grading for the plan. The developer agreed to withdraw the previous plan that received preliminary plan approval. There are no outstanding zoning issues. The plan needs Authority approval. An improvements agreement and financial security will be required. The retaining wall drawings are still being reviewed by the Township Engineer. Stan Stubbe made one comment on site lighting, asking that a backlight shield be added. There were several storm water comments since the storm water system was changed. The change was made so that less fill would need to be brought to the site, thus saving money. A traffic impact analysis was done and will be reviewed by the Supervisors. No action was taken on the plan.

The Crossing at Maidencreek Subdivision and Land Development Plan- Tom Unger distributed the April 7, 2010 Systems Design Engineering, Inc. review letter for the plan. The plan currently has conditional final plan approval; however, due to economic conditions, the developer has decided to phase the project. The Township will require recording of the entire plan and posting of financial security to cover the improvement construction in all three phases. There were no zoning issues. An improvement agreement, storm water operation and maintenance agreement, payment of fee – in- lieu of open space and posting of financial security is outstanding. The manager asked Mr. Corrado to supply a draft copy of the Letter of Credit for the Township Solicitor’s review.

A motion was made by Matt Davenport, seconded by Joel High, upon the recommendation of the engineer, to recommend that the Board of Supervisors grant approval to the Crossings at Maidencreek Final Subdivision and Land Development Plan conditional upon satisfactory completion of the items in the April 7, 2010 System Design Engineering, Inc. review letter, which is incorporated by reference, entering into an Improvements Agreement and posting financial security in a form satisfactory to the Township. Jim Schoellkopf, Joel High, Matt Davenport and David Anspach voted, “Aye.” Motion carried. Jeff Futchko abstained from voting.

Alternative Fuel Manufacturing Facility Preliminary Land Development Plan - Tom Unger distributed the April 2, 2010 Systems Design Engineering, Inc. review letter for the plan. Nick Feola, Jeff Warmkessel, Eric Mountz, Matt Bressler, David Weiss and Gene Martin were in attendance representing the plan. The proposal is for an alternate fuel manufacturing facility on Lot 3 of an Industrial zoned parcel along Maidencreek Road. The facility will take municipal solid waste and turn it into an alternate fuel.

The Township Engineer offered the following comments:

- There are 36 trailers and a building used to store tires on the site. The Township is unaware of these uses on the site. Permits have not been issued. The property owner should address this with the Township.
- After review of the plan and the Zoning Ordinance, the Zoning Officer has determined that the use is processing of municipal solid waste, which is not a permitted use by right and a Special Exception is required. If the applicant feels otherwise, they should submit in

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detailed written form their arguments to convince the Zoning Officer that the municipal waste is feedstock and the process is manufacturing.

- The parking layout must be revised so that all buildings that are on the lot have the designated amount of parking required by the Zoning Ordinance. If buildings will be vacant and there is no intent for occupation, will the applicant stipulate no use and occupancy on the plan or demolish the vacant buildings?
- The plan must be compatible with the performance standards of section 220-62.
- All buildings must be served by an adequate sanitary sewer system and well. A Public Water Supply permit is required for more than 25 employees.
- The site is located within a Pennsylvania Natural Diversity Inventory site, Lake Ontelaunee at Peters Creek. A PNDI search was conducted by the applicant with results of no known impacts with respect to PA Game Commission, PA Department of Conservation and Natural Resources, PA Fish and Boat Commission, and US Fish and Wildlife Service.
- Several Permit will be required – Air Quality from PA DEP, Solid Municipal Waste General Permit from PA DEP, NPDES from PA DEP, Erosion and Sediment Control from the Berks County Conservation District, Driveway Highway Occupancy Permit from Penn DOT, Non-Community No-Transient Public Water Supply from the PA DEP.
- If the applicant's Solid Waste General Permit is for processing 750 tons of municipal waste per day, then all calculations should have used this maximum number.
- The Township will require the applicant to submit their contract with a landfill to accept those items that are not able to be used in the process.
- What will happen with the waste trucks coming in if machinery breaks down?
- Traffic Impact issues will be reviewed separately. The Commission was very concerned about the additional traffic and how it will affect the residents.

The applicant and their consultants offered the following comments:

- This is a site redevelopment project. The applicant has been working on this process with the PA DEP for ten years. There are no other facilities like it in the United States.
- Everything will be contained within the building. The building will be kept under negative pressure so there will be no smell. There will be air quality control measures.
- The facility will process 500 tons of municipal waste per day and produce 350 tons of alternate fuel per day. The applicant would be willing to stipulate that they will process an average of 500 tons per day. The applicant will use a combination of individual and major waste haulers. A tipping fee will be charged to the haulers for disposal of the waste.
- There will be 15 laborers on each shift. There will be two ten hour shifts.
- There will be a leachate tank under the building which will be regulated under the Solid Waste Permit. None of the leachate will evaporate off. It will all be collected prior to the process beginning.
- Waste will be dumped in the building on the tipping floor. There would be approximately 46 trucks per day bringing in waste and about 13 trucks per day to take away the finished product. The area of collection will be local.
- The waste will be manually and mechanically separated to remove ferrous and non ferrous metals, ash and glass. The mechanical separation unit will be a fiber optic sorting system.

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- Excavators will pick out the obvious things that can't be used such as engine blocks. The remaining waste will go into a grinder which will cut the waste into fourteen inches square and smaller pieces. From here larger metal pieces will be picked out by hand. The waste will move through the fiber optic system and then into another grinder to be reduced in size to two inches and smaller. The waste finally goes into a dehydrating vortex which is powered by compressed air and heat. It is heated to 600 degrees. The pressure and vacuum rings turn the waste into a fluff which is the alternate fuel. It may be left in this form or pelletized. Customers for the finished product include coal fired generation plants, or plants like Corstacks in Reading.
- The air will carry the moisture off. The twenty five foot stack will be heated to 250 degrees. The air will go through a bag house and a thermal oxidizer where it will be heated to 2000 degrees for two seconds to destroy any volatile chemicals. An Air Quality Permit is needed.
- All equipment comes with a performance guarantee from its manufacturer. If equipment breaks down, the waste trucks will be instructed to go to a landfill until the facility is running again.
- The only noise from the site will be the fans and slow speed grinder.
- The thermal oxidizer will not be in the building.
- Electricity will be used to generate heat. The process consumes 2.5 to 3 megawatts of electricity to produce a fuel that generates 12 to 14 megawatts of electricity.

SOLICITOR'S COMMENTS – None

OLD BUSINESS

Revisions to the Zoning Ordinance – The Commission authorized the Secretary to advertise a special meeting to discuss the revisions to the Zoning Ordinance on Wednesday, April 28, 2010 beginning at 7 PM.

NEW BUSINESS

Each Planning Commission member has received a copy of the Codification of Ordinances.

Wind Energy Draft Ordinance – Tabled.

Having no other business, a motion was made by David Anspach, seconded by Joel High, to adjourn the regular April meeting. The Chairman asked for public comment on the motion. Hearing none, all members voted, "Aye." Motion carried. Meeting adjourned at 9:23 p.m.

Respectfully Submitted,

Diane E. Hollenbach, secretary

CC:	Board of Supervisors	Tom Unger, SDE	Barbara Hassler
	Planning Commission	Eugene Orlando, Solicitor	Chief Scott Eaken
	Park & Recreation	Patrick Donovan	Dan Miller
	Authority	Zoning Hearing Board & Alt.	