

MINUTES FOR DECEMBER 4, 2018

The regular monthly meeting of the Valley Township Board of Supervisors was held on Tuesday, December 4, 2018, at 7:30 p.m. at the Township Municipal Building, 890 West Lincoln Highway, Coatesville, PA.

The meeting was called to order by Chairwoman Patrice Proctor at 8:00 p.m. Those in attendance were Supervisors Christopher Lehenky, Kathy O'Doherty, Joe Sciandra, and Patrice Proctor. Supervisor William Handy, Sr. was absent. Also in attendance were Frank Williamson, Jr., Interim Township Manager (Arro Consulting); Edward F. Rasiul of Pennoni Associates, Inc. (Township Engineer) and Andrew D. H. Rau, Esquire, of Unruh, Turner, Burke & Frees (Township Solicitor). The Board of Supervisors met at 6:00 p.m. with a resident interested in serving on the Environmental Advisory Council in executive session and then at 6:30 p.m. to discuss personnel issues and issues regarding the new township building.

CITIZENS COMMENTS ON THE AGENDA:

None.

Ms. O'Doherty made a motion to take the agenda out of order. Mr. Sciandra seconded the motion. Question: Mr. Lehenky – nay; Ms. O'Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

BOARD GENERAL COMMENTS:

Ms. Proctor advised the annual Children's holiday party is scheduled for Saturday, December 8, 2018, from noon to 2:00 p.m. She also noted that the last leaf collection of the year is scheduled for December 10.

SOLICITOR'S REPORT:

Attorney Rau reported on the following:

- Mr. Rau reported that it is the Board of Supervisors' intent to hold a special meeting regarding the Buckthorn Drive road closure to take public comment. At this time the Township is waiting to hear available dates from Rainbow Elementary School when their facility would be available to hold the meeting there. Once the Board has these dates, they will set a public meeting.
- Mr. Rau reported that the Valley Suburban Land Development Plan, Lot 2, deadline for extension expires this evening, December 4, 2018.
- Mr. Rau reported that a letter was sent to the contractor for the new township building to put them on notice regarding water intrusion damage with regards to the SIP panels.
- Mr. Rau reported that he has reviewed issues regarding the damage on Irish Lane from the summer storm as reported at the last meeting.
- Mr. Rau reported that his office continues to talk to Devon Services regarding outstanding items.
- Mr. Rau reported that his office is reviewing lot consolidation procedures.

OLD BUSINESS:

Discussion/consideration regarding final land development approval for Valley Suburban Center
– Mr. Rau noted that before the Board is the final land development approval for Lot 2, noting the last plan submission was received September 17, 2018. The current time extension for the plan expires as of this evening. The plan consists of three parcels, Tax Parcel Nos. 38-2-48.02, 38-2-48.03 and 38-2-48.04, totaling 62.90 acres, located in the Regional Commercial (RC) Zone, bounded to the south and west by West Lincoln Highway and Airport Road, respectively, and partially bounded to the east by the proposed Valley Township Municipal Complex. The Applicant, Valley Square Development Associates, LP, is proposing to re-subdivide the three parcels into three lots and to construct a total of 290 dwelling units and five commercial buildings totaling 54,000 square feet. The 290 residential units consist of 98 townhouse units and eight multi-family structures containing 192 dwelling units. Other proposed site improvements include water and sewer main extensions, a sanitary sewer pump station, public and private roads, a community center with tennis courts for use by development residents only, a tot lot, and stormwater management facilities. The applicant proposes to dedicate 9.30 acres on the north side of the pipeline easement along the frontage of Airport Road and 0.81 acres along the east side of Walter Johnson Boulevard to the Township.

It was noted that preliminary land development approval, subject to various conditions, was granted on November 18, 2003 and September 7, 2004. Conditional use approvals were granted on June 17, 2003 and June 19, 2012.

The Applicant has submitted final land development plans prepared by Nave Newell, Inc., dated August 12, 2003, and last revised September 17, 2018, consisting of forty-three (43) sheets, together with a Sanitary Pump Station Site Plan & Schedules (collectively the “Plan”).

Mr. Rau read a proposed motion to approve the plan with conditions. Following the reading of the proposed motion, Mr. Rau opened the floor for discussion. Ms. O’Doherty inquired about financial security for the improvements that would be made north of Prescott and concerns regarding the open space that would be dedicated to the Township. She noted that the Township’s draft Open Space Comprehensive Plan, which was recently sent to DCNR, notes this parcel being included in the Township’s plan.

The applicant reviewed a possible sub-phasing of financial security whereby they would post security for the improvements to include installation of Walter Johnson Boulevard and Prescott Road. The next phase would be the townhomes. Mr. Sciandra noted that the Board wanted all financial security for Lot 2 posted and no phasing.

Ms. O’Doherty made a motion to approve the Valley Suburban Final Land Development Plan conditioned upon satisfactorily addressing all open comments in the Review Letter dated September 27, 2018, issued by Michael J. Ellis, PE, Pennoni Associates, Inc. (Exhibit A) except as such review terms and comments are amended or addressed in this Approval document.

Further, without limiting the foregoing, the Board of Supervisors' grant of Approval is based upon the Applicant's compliance with all of the following conditions in advance of release of final plans for recording (unless otherwise specifically indicated herein or in the referenced document), as follows:

1. The Applicant shall execute the Township's Land Development Agreement, the Financial Security Agreement (with security posted concurrently), Best Management Practices Operation and Maintenance Agreement, and Professional Services Agreement, and shall submit community documents, including planned community declaration, bylaws and Public Offering Statement, to the Township for review by the Township Solicitor and Township Engineer.
2. The Applicant shall make a fire services contribution in the amount of \$400.00 per unit, to the Township with the contribution to be made at the time of building permit issuance for each unit.
3. The Applicant shall make a sanitary sewer facilities contribution in the amount of \$150,000. \$75,000 shall be paid to Township at the time recording of the final plans. \$75,000 shall be made to the Township at the time it first takes dedication to any sanitary sewage facilities, including but not limited to the sanitary sewer pump station, the force main, or the sanitary sewer gravity main.
4. The Applicant shall reimburse the Township for all outstanding Township expenditures, including consultant fees paid, for this project.
5. Comment #7 of Pennoni's September 27, 2018 review letter is revised to require that the existing maintenance garage driveway be removed beyond what is currently proposed in the Final Plan Submission, and that it instead be removed from West Lincoln Highway to the southern corner of the Municipal Complex parking lot with a back-up area to the approval of Township Engineer; the Plan shall be revised accordingly.
6. Comment #8 of Pennoni's September 27, 2018 review letter is addressed in this current Approval and Lot 2 development by the installation of all utilities, landscaping and sidewalks along the W. Lincoln Highway and Airport Road frontages south of Prescott Road as shown on the Plan, and such installation shall be secured financially up front as part of current Plan, the Approval and the Lot 2 development. All remaining Pennoni Comment # 8 requirements shall continue to apply north of Prescott Road for later Lot 1 and Lot 3 development.
7. Dedication of the 0.81 acre +/- common open space area to the east of Walter Johnson Boulevard shall occur immediately upon recording of the Plan and as part of the Lot 2 development. Other open space areas shown on the Plan as being offered for dedication shall be dedicated as part of subsequent Lot 1 or Lot 3 development approvals. Notwithstanding the foregoing, particularly as to the 9.3024 acres +/-,

shown on the northwest side of the Plan as “common open space to be offered for dedication to Valley Township,” the Applicant or its successors in interest shall act in good faith and use best efforts to effectuate dedication of the 9.3024 acres +/- at such time frame as may be requested by the Township and as may be needed by the Township in relation to grants or other funding being sought for recreational needs in the community

8. Financial security shall be provided up front, and prior to Plan recording, for all phases of Lot 2 construction and such other improvements shown on the approved Plan and included within the Plan Approval herein. The Plan notes shall be revised accordingly. Such financial security items shall include, but not be limited to, all utilities, landscaping and sidewalks along the W. Lincoln Highway and Airport Road frontages south of Prescott Road; installation of Prescott Road, Walter Johnson Boulevard, Rose Glen Court and Hamilton Lane; all Lot 2 sidewalks; as well as all landscaping, utilities, pump station and lighting as shown on the Plan.
9. A Plan note shall be added stating: Other than the utilities, stormwater management and grading depicted on Sheets 38 and 39 for Phase II (Apartments) on Lot 1 and the Commercial Phase on Lot 3, the Approval herein does not include final land development approval for Phase II (Apartments) on Lot 1 or the Commercial Phase on Lot 3, and the Applicant shall submit final land development plans for Lot 1 and Lot 3.
10. A Plan note shall be added stating: “The Owner / Applicant shall provide written notification to any home buyer within the subject development in advance of home purchase settlement that the Chester County / G.O. Carlson Airport is located within ¼-mile. The notification shall also state that it is a public airport, the airport facilities may expand, its operations may change, and its business (such as flight traffic) may grow.”
11. All stated conditions shall be completed and satisfied prior to the release of any plans for recording, unless otherwise indicated, and as a requirement of the Approval herein.

Mr. Sciandra seconded the motion. Question: Mr. Lehenky – nay; Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

It was noted by Mr. Rau that the motion passed 3-1 with one member of the Board absent.

At this time, Mr. Rau departed the meeting.

ENGINEER’S REPORT:

Mr. Rasiul reviewed and submitted the engineer report which is on file at the Township Office.

There was discussion regarding the follow-up site visit at Irish Lane regarding the damage to the roadway, driveway, parking lot, and storm culvert caused by flooding last summer as reported at the last meeting by residents of 66 and 74 Irish Lane. There was discussion regarding the part of damage that is within the right-of-way versus public property. It was the consensus of the Board to authorize Pennoni Associates to investigate the portion of damage in the right-of-way, the associated cost of repair, and to authorize the Township Solicitor to send a certified letter to the landowner regarding the public hazard and requirement to fix or remove.

At this time (9:24 p.m.), Mr. Lehenky departed the meeting.

NEW BUSINESS:

Discussion/consideration regarding invoice from PennDOT for manhole adjustments in 2015 under the Township's casting contract in the amount of \$16,890 – There was discussion regarding the invoice recently received from PennDOT regarding manhole adjustments made in 2015. There was discussion if the Township Engineer should review the manhole locations provided by PennDOT to ensure they were the Township's. After further discussion, **Mr. Sciandra made a motion to authorize payment of the PennDOT invoice in the amount of \$16,890.00 from the sewer fund. Ms. O'Doherty seconded the motion.** Question: Ms. O'Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

OLD BUSINESS CONTINUED:

Discussion/consideration to notify CCPC of a February 1, 2019 start date for the Comprehensive Plan Update through the VPP Grant subject to the grant contract being executed and formation of a Steering Committee – The County has requested that the scope of work noted in the grant application be forwarded to them in order to incorporate into the contract for services as well as confirmation of the contract start date. It was recommended to use February 1, 2019 for the commencement of the contract. There was discussion regarding the make up of the Steering Committee which would include Tom Comita and Pennoni, one Township Supervisor at a minimum, one member from the Planning Commission; one Township staff member; and possibly a representative or two from the community or commercial representative. **Mr. Sciandra made a motion to notify the Chester County Planning Commission that the Township's start date for the contract should be February 1, 2019 for the Comprehensive Plan Update grant through the VPP. Ms. O'Doherty seconded the motion.** Question: Ms. O'Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

At this time, Mr. Rasiul departed the meeting.

MANAGER'S REPORT:

Discussion regarding 2019 Budget Adjustment – Mr. Williamson noted that that two administrative salaries were omitted from the solid waste section of the General Fund. The overtime was captured but the salary allocation was missed in the amount of \$29,924. As this amount was less than 10% in the aggregate in a major category, the proposed budget did not need to be advertised again.

Discussion/consideration regarding temporary public works help – Mr. Williamson noted that we are still utilizing two temporary public works employees. **Mr. Sciandra made a motion to keep temporary help through the end of the year. Ms. O’Doherty seconded the motion.** Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to engage the services of DSS-Philly as a third-party inspection service regarding the roofing panels at the new Township Building – Mr. Williamson reported that Perrotto Builders was notified that due to delay tactics regarding the roof examination, that the Township has obtained a proposal from DSS-Philly to conduct work that will confirm if the existing SIP panels are structurally sound and functioning. In addition, proposals are being received to also perform an indoor environmental quality/indoor air quality evaluation for organic mechanisms and a roof fastener load test to ensure that the OSBs are structurally sound. It was noted that Perrotto will be paying for these tests. **Mr. Sciandra made a motion to proceed with DSS-Philly contingent upon terms and conditions agreement are acceptable with the Township Solicitor at a rate of \$180.00 per hour and to proceed with the two other contractors upon price quotes and solicitor’s satisfaction with their terms and conditions which will be ratified by the Board. Ms. O’Doherty seconded the motion.** Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration regarding extension of sidewalks for new township building – **Mr. Sciandra made a motion to approve a Change Directive for an extension of sidewalks for ADA compliance at the new township building. Ms. O’Doherty seconded the motion.** Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

OLD BUSINESS CONTINUED:

Discussion/consideration to extend the contract with Hill International to February 10, 2019 – Mr. Williamson noted that the current extension runs out December 10, 2018. After discussion, **Mr. Sciandra made a motion to extend the contract with Hill, at four-days a week, to February 10, 2019. Ms. O’Doherty, who noted it was reluctantly, seconded the motion.** Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

At this time, Mr. Williamson departed the meeting.

Discussion/consideration to make an appointment to the EAC – **Mr. Sciandra made a motion to appoint Lara Lamparki to the vacant seat on the Environmental Advisory Council to a term to expire December 31, 2020. Ms. O’Doherty seconded the motion.** Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Ms. O’Doherty noted that Mr. Vishneski noted at the meeting earlier this evening with him and Ms. Vishneski that it would be helpful to have township contact information. Secretary was requested to send information to the EAC.

NEW BUSINESS CONTINUED:

Discussion/consideration to approve Harris to set up a past due notice form within Flexbill at a cost of \$900 – Mr. Sciandra made a motion to approve the annual Pump Station contract with M&S Service Company, Inc. in the amount of \$4,467.00. Ms. O’Doherty seconded the motion. Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to approve 4 days (32 hours) of vacation carry over for Janice Duca – Mr. Sciandra made a motion to approve 32 hours of vacation to be carried over to 2019 to be used in the first quarter of the year at the 2018 payrate. Ms. O’Doherty seconded the motion. Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Discussion/consideration to approve 32 hours of vacation carry over and 8 hours of personal time carry over for Wayne Winters – Mr. Sciandra confirmed that the non-uniform CBA does not allow carryover of personal time. Mr. Sciandra made a motion to approve 32 hours of vacation be carried over to 2019 to be used in the first quarter of 2019 at the 2018 pay rate. Ms. O’Doherty seconded the motion. Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Consideration to advertise to appoint a CPA as auditor at the organization meeting – Ms. O’Doherty made a motion to authorize the public notice that the Township intends to appoint a CPA to perform the Township’s audit at the organization meeting. Mr. Sciandra seconded the motion. Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Consideration to set time and date of annual organization meeting – Ms. O’Doherty made a motion to set the annual organization meeting as Monday, January 7, 2019, at 7:00 p.m. Mr. Sciandra seconded the motion. Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

Consideration of time and date for annual elected auditor’s meeting – Ms. O’Doherty set the annual meeting of the Valley Township elected auditors for Tuesday, January 8, 2019, at 6:30 p.m. Mr. Sciandra seconded the motion. Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

APPROVAL OF MINUTES:

Ms. O’Doherty made a motion to approve the minutes of the November 20, 2018, meeting. Ms. Proctor seconded the motion. Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

MOTION TO PAY BILLS:

Ms. O’Doherty made a motion to pay bills as presented. Mr. Sciandra seconded the motion. Question: Ms. O’Doherty – yes; Mr. Sciandra – yes; Ms. Proctor – yes.

8 *Minutes of December 4, 2018*

CITIZENS COMMENTS:

None

There being no further business, the meeting was properly adjourned. The meeting adjourned at 10:15 p.m.

Janis A. Rambo
Township Secretary



EXHIBIT "A"

Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713
T: 302-655-4451
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www.pennoni.com

September 27, 2018

VLTW1701

Board of Supervisors
Valley Township
P.O. Box 467
Coatesville, PA 19320

**RE: Valley Suburban Center
Final Plan Submission Review #9 and Wastewater Pump Station Plan Review #3**

Dear Supervisors:

As requested, we have performed a review of the revised Final Plan Submission for the subject project, as prepared by Nave Newell, Inc. and the revised Wastewater Pump Station Plan, as prepared by Instrumentation, Control & Energy Engineering, LLC.

The site consists of three parcels totaling 62.90 acres, located in the Regional Commercial (RC) Zone, bounded to the south and west by W. Lincoln Highway and Airport Road respectively, and partially bounded to the east by the proposed Valley Township Municipal Complex. The site is divided by the Transcontinental Gas Pipeline Easement towards the northern boundary; running west-east.

The Applicant, Valley Square Development Associates, LP, is proposing to re-subdivide the three parcels into three lots and to construct a total of 290 dwelling units and five commercial buildings totaling 54,000 square feet. The 290 residential units consist of 98 townhouse units and eight multi-family structures containing 192 dwellings units. Other proposed site improvements include water and sewer main extensions, a sanitary sewer pump station, public and private roads, a community center with tennis courts for use by development residents only, a tot lot, and stormwater management facilities. Additionally, the Applicant proposes to dedicate 9.30 acres on the north side of the pipeline easement along the frontage of Airport Road and 0.81 acres along the east side of Walter Johnson Boulevard to the Township.

The subdivision plan consists of three proposed lots, one each for townhouse, apartment, and commercial uses. The commercial lot is divided by a private access drive, which connects W. Lincoln Highway to Prescott Road and provides additional access to both sides of the commercial lot. This Final Plan Submission provides for land development of roadway, utility, stormwater, and other public improvements for the townhouse complex and limited improvements within the other lots as required to serve the townhouse complex.

Development of the townhouse complex is proposed to occur in two phases, beginning with construction of the southernmost 63 townhouse units and construction of the sanitary pump station, Walter Johnson Boulevard, Walcott Drive, and the entirety of Prescott Road to tie into Airport Road. The second phase of construction will complete the remaining 35 townhouse units. Provision of financial security is also proposed to occur in two phases, corresponding with these described construction phases. The Developer will provide financial security for all Phase I construction in an initial account. The Developer is then required to provide financial security for all Phase II construction no later than at the issuance of the 75th

percentile of Phase I townhouse building permits, defined in the plan general notes as the 47th Phase I building permit.

Two plan sheets showing the utilities and grading for the future full buildout of the apartments and commercial areas are included in this submission. However, the Applicant is deferring submission of other plans that would ultimately be needed for development of these other areas until a future phase, such as lighting, landscaping, profiles, and E&S plans.

There is a Conditional Use Approval granted under Ordinance No. 2003-2 on June 17, 2003 for development of the subject property with 98 townhouses, 192 multiple-family dwelling units, and 5 commercial buildings totaling 54,000 square feet, subject to 12 conditions. Preliminary and Conditional Final Land Development approvals for this development layout were granted on November 18, 2003 and September 7, 2004, respectively. Due to the Pennsylvania Development Permit Extension Act, the Preliminary Plan approval is valid through January 2, 2019.

The Conditional Use Approval was amended under Ordinance 2011-2 on June 19, 2012 for development with 198 townhouse units and 5 commercial buildings totaling 54,000 square feet ("All Townhouse" option). The amendment provided the Applicant with the option to proceed with either the multiple family or the "All Townhouse" option.

The Applicant subsequently requested another Conditional Use Amendment in 2013 to have the option to build flats (single level dwelling units with one above the other) in the middle of townhouse buildings in the "All Townhouse" option, but this amendment was not approved.

The Applicant obtained a NPDES permit renewal on March 16, 2004, DEP Sewage Facilities Planning Module approval on January 25, 2006, and a DEP Water Quality Management Permit for the pump station on June 8, 2006.

Additionally, notes on the plan commit the Developer to provide to Valley Township \$400.00 per residential unit, totaling \$116,000 for the currently proposed development uses, as a fire service contribution, and a sum of \$150,000 as a sanitary sewer facilities contribution.

The following are the documents submitted and reviewed:

| No. | Item | Sheet No. | Dated | Revised |
|-----|--|-----------|---------|---------|
| 1. | Final Plan Submission for Valley Suburban Center Lot 2 | 1 - 43 | 8/12/03 | 9/17/18 |
| 2. | Sanitary Pump Station Site Plan & Schedules | 1-3 | 5/11/18 | 9/17/18 |

We offer the following comments for your consideration. Outstanding comments from our Review #8 letter, dated August 20, 2018, are included in regular font; new comments are in bold font.

Subdivision and Land Development

1. §403.F.(6) – (Previous Comment #1) (8/20/18) A controlling agreement for areas not being dedicated needs to be reviewed and approved by the Board of Supervisors prior to signing of the Final Plans by the Board.
2. §403.F.(8) – (Previous Comment #2) (8/20/18) A PennDOT Highway Occupancy Permit is required for W. Lincoln Highway and Airport Road.
3. §403.F.(9) – (Previous Comment #3) (8/20/18) An improvement guarantee including a financial security agreement, development agreement, and professional fees agreement is required.
4. §503 – (Previous Comment #4) (8/20/18) Prescott Road and Walter Johnson Boulevard are intended to be dedicated to the Township. We recommend that the Township not accept dedication of any

public road until the full build-out of the site is complete in order to avoid incurring maintenance costs from roadway damage as a result of future phases of construction and that such a note be added to the plans or included in the developer's agreement. The Design Consultant previously responded that "pre-dedication" maintenance responsibilities will be incorporated into the Developer's Agreement.

Stormwater Management

5. (Previous Comment #5) (8/20/18) According to the Chester County Conservation District, the existing NPDES permit for this site was extended on March 16, 2014 and is valid until March 16, 2019, provided that the proposed area of impervious surfaces does not increase from that which was approved. We anticipate that a NPDES permit amendment will be required.

The Design Consultant has stated that the permit will be renewed and/or amended if necessary.

6. (Previous Comment #6) (8/20/18) PennDOT's policy has been that they will not take responsibility for maintenance of storm sewer facilities in their rights-of-way that are installed as part of a development. We therefore recommend that the property owners' association(s) be responsible for maintenance of new storm sewer facilities in the W. Lincoln Highway and Airport Road rights-of-way installed as part of this development. Prior to signing of the Final Plans, the Developer should enter into an agreement with the Township for ongoing maintenance in perpetuity of those facilities.

The Design Consultant previously responded that PennDOT would require that Valley Township be the applicant for the required Drainage Highway Occupancy Permit (DHOP). If so, the DHOP should be submitted to the Township for review prior to submission to PennDOT. Further, we recommend that the Applicant prepare a separate maintenance agreement which includes language binding the property owner to maintenance of the stormwater facilities until such time as the designated property owner's association(s) take over. The maintenance agreement should be prepared and submitted to the Township for review and approval prior to submittal of the DHOP application to PennDOT.

The Design Consultant is in agreement with these provisions.

Wastewater Pump Station

All prior comments relating to the revised wastewater pump station design have been satisfied.

General

7. (Previous Comment #9) (8/20/18) We offer the following comments in relation to coordination with the neighboring Township Municipal Complex property:
 - a. Since the Municipal Complex will be constructed prior to Valley Suburban Center, we anticipate the western access drive on the Municipal Complex site will need to be removed as part of the construction of Walter Johnson Boulevard to eliminate conflicts.

The Developer agreed to perform this removal, from W. Lincoln Highway to the front of the rear Township building parking lot, at their cost at the June 12, 2018 Planning Commission meeting if removal is required by the PennDOT HOP. Additionally, the Developer also agreed to construction of two new access drives from Walter Johnson Boulevard to tie into the existing pavement on the Township property. A note stating these commitments needs to be added to the plans or included in the Developer's Agreement.

The Developer has committed to constructing the two proposed access drives from Walter Johnson Boulevard to their connections with existing pavement on the Municipal Complex site. They have also committed to removing the existing access drive from West Lincoln Highway to a point in line with the rear corner of building façade facing West Lincoln Highway, contingent upon PennDOT requiring its removal. Note #50 on Sheets 4 and 5 has been revised to include these commitments.

8. (Previous Comment #10) (8/20/18) Consideration should be given to the installation of all sidewalks/walkways and landscaping along the site's frontages with W. Lincoln Highway and Airport Road during Phase 1 for aesthetic and pedestrian movement purposes since the timeframe for full build out is unknown.

Landscaping and sidewalk have been added along the W. Lincoln Highway and Airport Road frontages south of Prescott Road within the first phase of construction. We question if landscaping and sidewalk should also be installed along the Airport Road frontage north of Prescott Road within the first phase of construction.

The Design Consultant has responded that the sidewalk and landscaping along Airport Road north of Prescott Road will be constructed at the time that the apartment complex is completed.

This review is solely based upon the information and design provided in the submitted documents. Additional comments may be generated during any successive reviews by our office.

If you have any questions or need additional information, please call.

Sincerely,

PENNONI ASSOCIATES INC.



Michael J. Ellis, PE
Senior Engineer

/edj

cc: Frank Williamson, Interim Township Manager (via email)
Janis Rambo, Valley Township Secretary (via email)
Valley Township Planning Commission (via email)
Richard Natow, Valley Square Development Associates, LP (via email)
Paul Lepard, Jr., RLA, Nave Newell (via email)
Paige Maz, Nave Newell (via email)
Craig Lewis, Esq., Kaplin Stewart (via email)