

April 19, 2022

The Franklin Township Supervisors met on the above date at the Franklin Township Administration Building located at 889 Fairyland Road. Township Officials present were Supervisors Fred Kemmerer Jr., Robin Cressley, and Jason Frey; Secretary-Treasurer Brenda Cressley; A list of others in attendance at the meeting is attached to the Minute Book. Chairman Kemmerer called the meeting to order at 6:30 p.m., and led those present in the Pledge of Allegiance to the American Flag.

Robin Cressley made a motion to approve the minutes of the March 15, 2022 Township Meeting. Fred Kemmerer seconded the motion. Motion carried unanimously.

Jason Frey made a motion to approve the minutes of the April 5, 2022 ARPA Workshop Meeting. Robin Cressley seconded the motion. Motion carried unanimously.

Secretary's Report –

**REMINDER:** The Stocked pond located at the Phifer's Ice Dam Park will be closed to anyone older than fifteen years beginning May 6, 2022 at 12:00 a.m. and remain closed until June 6, 2022 at 12:00 a.m.

Reminder: Lions Fishing Contest- May 7, 2022

National Federation of Turkey – May 8, 2022

Pohopoco Rod & Gun Club – May 15, 2022

Supervisor Frey attended a meeting at the St. Luke's Hospital on March 16, 2022 at 9:30 a.m. with Members of the Fire Company and St. Luke representatives regarding funding for the Franklin Fire Company

On March 21, 2022 The Supervisors, Zoning Officer, Paul Jarrett, and Township Engineer, Mike Tirpak met at the Old Hobby Shop Building to determine if the building would be worth restoring for Township use.

On March 23, 2022 – A Penn Dot scope meeting was held regarding the St. Luke's Medical Office Building i.e.: traffic study- Supervisor Frey, Representatives from PennDot and St.Luke's, and Mike Tirpak were in attendance.

Tree Removals were completed on March 26, 2022.

Supervisor Cressley & Kim Hunsicker met with Chris Storm, Conservation District Manager on March 31, 2022 re: Evergreen Road Phase II Dirt and Gravel Low Volume Road Project.

The Board of Supervisors held a public workshop meeting on April 5, 2022 at 6:00 p.m. to discuss the American Rescue Plan Act Funds

The Board of Supervisors held interviews to hire Full-Time Road Crew Positions on April 12, 2022

Reports Cont'd-

Treasurer's Report – Jason Frey moved to accept the Treasurer's Report and seconded by Robin Cressley. Motion carried unanimously.

Zoning Report - Zoning Officer Paul Jarrett submitted his report from 2/15/22 - 3/7/22. Revenue from Zoning Permits: \$395.20. St. Luke's variance application fee - \$1,000.00; also submitted his report from 3/16/22-4/7/22. Revenue from Zoning Permits: \$1,025.80. Variance application fees- \$0.00

UCC Building Code Official – Received report from Paul Jarrett, Building Code Officer from 2/15/22 to 3/7/22. Administrative fees turned in with report: \$531.50. Also submitted his report from 3/16/22-4/7/22. Administrative fees received with report: \$595.00.

Fire Chief's Report – Fire Chief Lynn Diehl submitted the March, 2022 reports from the Franklin Township Volunteer Fire Company, as well as for the Fire Police. Copies are on file.

Police Report – Chief of Police Jason Doll submitted the Police reports from 2/20/22- 3/19/22 & 3/20/22-4/16/22. Copy is on file.

Road Crew Report- Time sheets were submitted showing the worked performed by the Road Crew. (3/6/22-3/19/22, 3/20/22-4/2/22).

Central Carbon Municipal Authority – Minutes from the February 28, 2022 & March 28, 2022 meetings were submitted by Ronald Solt, Franklin Township's Representative to CCMA. Copy on file. It was noted on the CCMA report the pump stations located on Main Road and State Road needed to have rags cleaned out from the wet well baskets on March 17<sup>th</sup> and April 11<sup>th</sup>.

SEO Report- Scott Bieber submitted his report from 12/31/21- 3/31/22 for services rendered.

All reports were approved by Jason Frey and seconded by Robin Cressley.

Communications –

Letter from Pa Turnpike Commission asking the township to inform them of any site development applications, zoning actions, and receipts of plans for all properties adjacent to the Turnpike and also all landowners must abide by the Storm Water Management Act and SALDO that are adjacent property owners. Received the 1<sup>st</sup> quarter reports from Nationwide including the aggregate report for the period: 1/1/2022- 3/31/2022; Letter from Eugene Crostley requesting the Street Signs located along Fairyland Road that were used for the old Franklin Elementary School be given to LaRose's Skating Rink;

Citizen Participation –

None

Old Business -

Jason Frey made a motion to approve/accept the thirty (30) day time extension St. Luke's granted for the Franklin Township Supervisors to take action on the St. Luke's Carbon Campus Medical Office Building Preliminary/Final Land Development & Subdivision Plan. Robin Cressley seconded the motion. Motion carried unanimously.

Jason Frey made a motion to approve St. Luke's Medical Office Building's revised note on the Land Development & Subdivision Plan. Robin Cressley seconded the motion. Motion carried unanimously.

Fred Kemmerer made a motion to give final conditional approval for the St. Luke's Medical Office Building Land Development & Subdivision Plans after reviewing Carbon Engineering's comments dated April 14, 2022 are addressed. Please see the letter (attached to minutes) listing all of Carbon Engineering's comments and how we need the comments addressed. Discussion was held with St. Luke's representatives regarding the number of EDU's required for the Medical Office Building. St. Luke's would like to have a flow meter installed. Chairman Kemmerer responded no one else in the Township uses a flow meter and that would not be fair to all of the residents and other business owners because they were never given the opportunity to install flow meters. The Supervisors all agree the Township needs to follow our existing Ordinance's calculation of the number of EDU's that are required.

New Business -

Jason Frey made a motion to cash in the matured PLGIT CD from Third Coast Bank, Humble, Tx in the amount of \$248,623.40, (Maturity date is April 25, 2022). Fred Kemmerer seconded motion. Motion carried unanimously.

Jason Frey made a motion to approve the request from Officer Green, to attend the ARIDE training on May 23<sup>rd</sup> and May 24<sup>th</sup> from 8:00 a.m. to 4:00 p.m. to be held at the Lehighon Police Department. This is a free program through the DUI Program. Robin Cressley seconded the motion. Motion carried unanimously.

Jason Frey made a motion to table the Permissive License Agreement between Franklin Township and the owners of 888 Main Rd. Robin Cressley seconded the motion. Motion carried unanimously.

Robin Cressley made a motion to Proclaim the month of April as Pennsylvania's 811 Safe Digging Month. Fred Kemmerer seconded the motion. Motion carried unanimously.

Fred Kemmerer made a motion to approve the request from Palmerton Borough to have Franklin Township's Fire Police assist with traffic control for the Raising the House 5K Race on Saturday, May 7, 2022. Jason Frey seconded the motion. Motion carried unanimously.

Fred Kemmerer made a motion to accept Berkheimer's proposal to renew their contract for collection of Franklin Township's EIT for a ten-year term at the current collection rate of 1.73%. Robin Cressley seconded the motion. Motion carried unanimously.

New Business Cont'd-

Robin Cressley moved to advertise and receive bids on the following items, with bids to be opened at the May 17, 2022 Township Meeting. Jason Frey seconded the motion. Motion carried unanimously.

1. Seal Coating on various roads within Franklin Twp. - 50,000 SY Single Bituminous Seal Coat
2. 2,500 Tons (more or less) Superpave 9.5 mm, Wearing Course, 0.0 to 0.03 million ESAL's SRL-L - FOB Plant and FOB Delivered to Township Paver
3. 100 Tons (more or less) Superpave 9.5 mm, Wearing Course any ESAL, SRL-ANY FOB Plant and FOB Delivered to Township Paver
4. 200 Tons (more or less) Superpave 19.0 mm, Wearing Course FOB Plant and FOB delivered to Township Paver
5. 300 tons (more or less) AASHTO#1 - FOB Plant and FOB Delivered to the Township
6. 1,600 tons (more or less) PennDot Anti-Skid AS-2, AS-3, or AS-4, FOB Plant and FOB Delivered to Township Garage
7. 100 Tons (more or less) AASHTO #57 with 1% Wash, FOB Plant and FOB Delivered to Township Garage
8. 1500 Tons (more or less) 2A Aggregate, FOB Plant and FOB Delivered as directed to the the Township Garage or Alternate Site
9. 250 tons (more or less) AASHTO #8 with 2% Wash, FOB Plant and FOB Delivered as directed to the Township Garage or Alternate Site.

Robin Cressley made a motion to accept Kim Hunsicker's resignation as a member of the Franklin Township Planning Commission as of March 28, 2022. Fred Kemmerer seconded the motion. Motion carried unanimously.

Fred Kemmerer made a motion to hire Uwe Pohle & Alex Hawk as full-time road crew members. Mr. Pohle will begin on April 18, 2022 and Mr. Hawk on May 2, 2022. Jason Frey seconded the motion. Motion carried unanimously.

Robin Cressley made a motion to approve the revised budget for the American Rescue Plan Act (ARPA) to allocate the 2021 monies. Jason Frey seconded the motion. Motion carried unanimously. Revised ARPA Budget is on file.

Robin Cressley made a motion to amend the agenda adding # 13 because the Planning Commission meets before the next Supervisor Township Meeting in May.

13. Motion to appoint two new members to the Franklin Township Planning Commission. One appointed as a member and the other as an alternate.

Robin Cressley made a motion to appoint alternate Ted Watson as a member of the Planning Commission.; upon his rejection Garrett Kistler would then be appointed as a member of the Planning Commission and Anthony Frantz as an alternate member of the Planning Commission. Jason Frey seconded the motion. Motion carried unanimously.

Questions from Citizens:

Mr. Kistler thanked the board for giving him this opportunity to serve on the Planning Commission.

Questions from the Press: None

Jason Frey made a motion to adjourn the meeting at 8:35 p.m. Fred Kemmerer seconded the motion. Motion carried unanimously.

Respectfully Submitted,  
Brenda Cressley, Secretary



## **SUBDIVISION AND LAND DEVELOPMENT REVIEW COMMENTS**

Name: **St. Luke's University Health Network, Carbon Campus Medical Office Building Land Development**

Municipality: Franklin Township, Carbon County

Review Date: April 14, 2022

CEI #: 021-0013-018

Plan: Preliminary/Final Plan

Plan Preparer: Keystone Consulting Engineers

Plan Date: October 19, 2021 (sheets 1 through 26 of 26)

Revised: March 29, 2022 (sheets 1 through 28 of 28, with sheets 19 and 20 reserved for future concrete retaining wall plans)

Response Letter to Carbon Engineering Comment Letter of January 10, 2022 and SWM review letter of January 31, 2022

Date: March 29, 2022

Waiver Request Letter

Date: March 29, 2022

Stormwater Management Report

Date: December 9, 2021

Revised: March 29, 2022

FAA Notice of Proposed Construction (Off Airport)

Date: March 23, 2022

Sewage Planning Exemption Packet

November 1, 2021

Revised: March 29, 2022

This letter incorporates comments and responses from both the review letter of January 13, 2022, and the Stormwater review letter of January 31. Our new responses are preceded with a bullet and further indented to differentiate them from older comments. Comments still requiring action are underlined.

### **Stormwater Review Letter of January 31, 2022**

#### **Stormwater Management Ordinance**

1. The Municipality may, after consultation with DEP, approve measures for meeting the state water quality requirements other than those in this Ordinance, provided that they meet the minimum requirements of, and do not conflict with, state laws including, but not limited to, the Clean Streams Law. [Section 301.C]

**Given that the project requires an individual NPDES permit because it drains into an HQ watershed, there may be water quality BMPs required on the site. These BMPs shall be shown on the SWM plans.**

- **This comment shall remain until the NPDES permit is received and the issue whether additional water quality BMPs are needed is decided.**

2. All regulated activities shall include such measures as necessary to meet the water quality goals of this Ordinance by implementing measures to minimize thermal impacts to waters of this Commonwealth. [Section 301.G.2.d]

**Measures proposed to minimize thermal impacts shall be discussed in the narrative.**

- ***This comment has been satisfactorily addressed.***

3. Normally dry, open top, storage facilities shall completely drain both the volume control and rate control capacities over a period of time not less than twenty-four (24) and not more than seventy-two (72) hours from the end of the design storm. [Section 301.J]

**The calculations contained in Appendix E show that all of the basins will dewater in less than 24 hours, the minimum allowable time.**

- ***The applicant has requested a waiver from this requirement on the grounds that the basins were designed and constructed before the current stormwater ordinance was implemented. The calculations show that the basins can adequately handle the additional runoff expected from the proposed improvements without any alterations. If this is the case, we have no engineering issues with granting this waiver.***

**Should the waiver be granted, the date of approval will have to be added to the list of other waivers granted on the plans.**

4. The specified signature block shall be added to the SWM plan. [Section 401.D]

- ***The required signature block has been added to the PCSM plan. This comment has been satisfactorily addressed.***

5. Provide in tabular form the CN numbers, computed runoff volumes and peak flow rates for each design storm for the area ultimately draining to POI #1 in the current condition and after the proposed additional construction. [Section 401.E.3]

- ***This comment has been satisfactorily addressed.***

6. An erosion and sediment control plan shall be prepared and submitted to the Carbon County Conservation District for review and approval. A copy of an adequacy letter shall be provided to the Township. [Section 401.E.5]

- **The E&S plan has been submitted to the Carbon County Conservation District. This comment shall remain until the letter of adequacy has been provided, and shall remain a condition of approval.**

### **Stormwater Design Narrative and Plans**

#### **Stormwater Rate Control Design**

1. The narrative states the Pohopoco Creek is classified as CWF according to Chapter 93. The Existing Use of this section of the creek has been changed to HQ-CWF. The narrative should be updated accordingly.
  - ***This comment has been satisfactorily addressed.***
2. The narrative states that the project will require a general NPDES permit. Because the site is located in what is now classified a High Quality watershed, an individual NPDES permit will be required, and the narrative should be updated accordingly.
  - ***This comment has been satisfactorily addressed.***
3. A note on Sheet 26 (PCSM 3) refers to the construction of the infiltration basins. This note should be revised to reflect actual conditions and construction, or removed if no longer necessary.
  - ***The note has been revised to reflect maintenance, rather than construction, of the infiltration basins. This comment has been satisfactorily addressed.***

#### **Stormwater Volume Control Design**

4. The calculations shall be updated to quantify that the additional runoff volume generated by the proposed development is not increased after the new proposed construction.
  - ***This comment has been satisfactorily addressed.***

#### **PCSM Plans**

5. On Sheet 24 (PCSM #1), the invert for the pipe entering Inlet A-106 from the east is not listed.
  - ***This comment has been satisfactorily addressed.***

### **Subdivision and Land Development Ordinance**

1. Where a Land Development is traversed by a storm sewer system, there shall be provided a drainage easement that conforms substantially with the line of such storm drainage system. Minimum easement shall be ten feet (10') from each side of the drainage facility. Bearings and distances shall be provided for the boundaries of easements. [Section 512.A.2.b]



Twenty-foot wide easements shall be provided for all new storm sewer lines.

- **Easements have been shown on the plans for the infiltration basins and the main branches of the storm sewers leading to the basins, but not for individual lines within the driveways or parking lots. The applicant's argument is that the storm sewer system will be privately maintained, and therefore there is no need to provide an easement to a third party. The Supervisors shall decide whether or not the easements are needed. A waiver from the requirements of this section was not formally received.**
2. The two certification statements found in [Section 512.A.9.b.(3)] pertaining to Erosion and Sediment control shall be added to the plans and signed by the Developer's Engineer and Developer, respectively.
    - **The certifications have been added to the plans. Signatures shall be provided before final approval.**
  3. The maximum permissible grade shall be fifteen (15) percent on one- or two-family residential driveways, and ten (10) percent on all other driveways. [Section 516.7] **The average slope of the proposed driveway to the northwest of the Medical Office Building appears to exceed 10 percent, from contour 584 to contour 579.**
    - **The contours have been revised on the plan and the driveway is within the 10% allowable maximum slope for a driveway. This comment has been satisfactorily addressed.**

### **General Comments**

1. On the inlet tributary map, there are 2 inlets labeled A-102. It appears one of them should be labeled A-100 to match the labeling on the profile. The inlet appears to be labeled correctly on the other plans where it appears and in the calculations and profiles.
  - **The label in question has been corrected. This comment has been satisfactorily addressed.**
2. I have not completed checking the inlets and pipe runs contained in the stormwater report. Should any issues or questions be discovered, I will contact the applicant's engineer.
  - **This comment no longer applies.**

### **Stormwater**

1. A new Individual NPDES permit will be required. Please note that the Pohopoco Creek watershed has been designated High Quality. The applicant shall submit documentation from the Carbon County Conservation District that the NPDES Permit has been approved.

Additional comments may be generated upon review of the plan as revised for the new NPDES Permit.

- ***The Engineer has provided a letter of administrative completeness from the Carbon County Conservation District regarding the NPDES Notice of Intent. The technical review is still in progress, and a copy of the permit must still be submitted to the Township upon approval.***

2. The Stormwater Management report as submitted includes analysis of areas for improvements that have been removed or revised. An updated report reflecting these changes shall be submitted.

***The applicant's Engineer has submitted an updated Stormwater Management Narrative and Calculations and Report, which is currently under review. Comments related to this report shall be submitted under separate cover.***

- ***Comments relating to Stormwater Management are discussed in other sections of this letter. This comment no longer applies.***

3. In several, instances, the combined hydrographs extend beyond the values shown in the graph. These should be looked at and clarified.

***Per KCE 12-13-21, due to software flaw and has been revised, needs to be checked CEI***

- ***The corrupted graphs have been corrected and replaced. This comment has been satisfactorily addressed.***

### **Subdivision and Land Development Ordinance (SALDO)**

1. Assurances of the availability of water and sanitary sewer service to the site shall be provided. The design of the proposed water and sanitary sewer systems shall be approved by the Lehighon Water Authority and the Central Carbon Municipal Authority, respectively. [Sec. 404., Sec. 517., Sec. 518., Sec. 605., Sec. 702.af. and Sec. 703.-c.]

***A will serve letter from the Lehighon Water Authority was received as part of the latest submission package.***

***An exemption from Sewage Planning has also been submitted. The Application requires revision. Item 2(f) was answered incorrectly as the project is located in a High Quality Watershed.***

***As per Section 2.07 of the Franklin Township Connection Ordinance, we request the estimated number of employees for both the Medical Office Building and the Hospital in order to verify the proposed flows as described in the Sewage Facilities Planning Module.***

- **A letter will be sent under separate cover discussing the sewage planning items for this plan.**
2. A copy of the draft deeds shall be provided. Documentation from U.S.D.A. requiring this subdivision shall be submitted to the Township for review. [Sec. 411., Sec. 702.a. and Sec. 703.a.]
    - **The comment remains.**
  3. The Erosion and Sediment Pollution Control (ESPC) Plan shall be submitted to and deemed adequate by the Carbon County Conservation District. Copies of the ESPC adequacy letter, final ESPC Plan, NPDES Permit, and associated NPDES forms and plans shall be provided. [Sec. 512.A.9., Sec. 608. and Sec. 703.x.]
    - **The comment remains. See comment #1 under Stormwater.**
  4. A Sewage Facilities Planning Module (sewage planning exemption) must be approved by the Township, County and the PA DEP for the connection to the sanitary sewer system. The required information shall be submitted to the Township for review. [Sec. 517., Sec. 605., Sec. 702.o. and Sec. 702.t.]
    - ***The applicant's Engineer has submitted a revised sewage planning packet. A letter discussing sewage planning for the site will be sent under separate cover.***
  5. The locations of all downspouts and roof leaders that connect to proposed inlets shall be shown and labeled on the Plan. [Sec. 603.]

***The roof leaders appear to be connected to the inlets but are not labeled.***

    - ***This comment has been satisfactorily addressed.***
  6. The widths of all sidewalks shall be labeled on the Plan and a detail provided showing proposed thickness and materials. [Sec. 604.]

***The detail shall show the proposed reinforcing steel.***

    - ***This comment has been satisfactorily addressed.***
  7. Lot markers and monuments shall be shown on the Plan to be set at all required locations for proposed Lots 1, 2 & 3. [Sec. 614.1. and Sec. 703.t.]

***The P.O.B. for Lot 2 is labeled as P.O.B. for Lot 1B. Change Lot 1B to Lot 2. Two monuments shall be installed for each parcel.***
  8. A guarantee of the completion of all improvements as depicted on the Plan in the form of a Development Agreement shall be executed between the Developer and the Township.

Financial security for all improvements shall be provided. A construction cost estimate shall be provided for review. The presentation of an As-Built Plan shall be included within the estimate and the Agreement. [Sec. 621. and Sec. 623.]

- **The comment remains.**

9. The 'Owners Statement of Acknowledgment' provided on sheet 2 shall be signed and notarized. [Sec. 703.u. and Sec. 704.c.(1)]

- **The comment remains.**

10. A copy of any proposed deed restrictions shall be provided. [Sec. 703.-a.]

***The comment remains.***

- ***The applicant's Engineer has indicated that there are no existing nor proposed deed restrictions for the property. This comment no longer applies.***

### **Zoning Ordinance (ZO)**

1. Provide a list on the Cover Sheet of all zoning variances or special conditions that were granted during the Hospital approval process, including the date of approval. For example, FTZO 504.5.b.3 requires that at no time shall the driveway width exceed 30 feet in width at the street right-of-way line. The existing Hospital driveway width at the right-of-way is depicted at one-hundred and ninety (190) ft on the Land Development Plan.

***This review comment was not addressed in the KCE 12-13-21 response letter, the comment remains.***

- ***The plans contain reference to the zoning hearing held regarding the current plan. The Engineer states they have no knowledge of any zoning variances granted for the hospital lands development plan.***

2. The Medical Office Building Land Development Plan submitted on October 19, 2021 indicated the property is to be subdivided into two (2) parcels. Proposed Parcel 1A is proposed to be the site of the St. Luke's Carbon Campus Hospital, which was approved under the requirements of the Zoning Ordinance amendment, Ordinance 2018-03, which created a new Healthcare Overlay District. The proposed area of Parcel 1A is 16.09 acres. According to the Franklin Township Zoning Ordinance (FTZO) [Sec.407.2] the minimum lot area is 30 acres. This proposal would create a non-conforming lot siting the existing Hospital. The proposal also states the proposed Medical Office Building on a non-conforming parcel. According to FTZO [Sec. 407.2.e], the principal facility in the Healthcare Campus shall be a Hospital licensed in the Commonwealth of Pennsylvania. By siting the Medical Office Building on a parcel separate from the Hospital another non-conforming parcel is created.

***This review comment was not addressed in the KCE 12-13-21 response letter, nor was this comment adequately addressed in the St. Luke's Legal Counsel letter dated 01-08-22, the comment remains. CEI is aware of the St. Luke's Hospital, Blue Mountain Preliminary / Final Subdivision Plan recorded in the Carbon County Recorder of Deeds on September 9, 2020.***

- **Notes have been added to Sheet 2 of the plan sheet with language referring to this. The wording of the notes is being reviewed by the Township Solicitor, and may remain as is or be changed per his recommendation.**

3. On Friday afternoon 6 days before the Planning Commission, November 5, 2021 revised Sheet 2 of 26 was submitted. On the revised Sheet 2, Keystone Consulting Engineers, Inc. is proposing to create three (3) non-conforming parcels instead of two (2) non-conforming parcels as previously proposed. This revised sheet proposes creating three (3) non-conforming parcels instead of two (2) non-conforming parcels as initially submitted. This revised plan also fails to conform to the FTZO Healthcare Overlay District requirements. Non-conforming Parcel 1A is proposed to be 16.90 acres, less than the 30 acres required in the Healthcare Overlay District. Parcel 3 is proposed as the site of the new Medical Office Building. The FTZO [Sec. 407.2.e] indicates: The principal facility in the Healthcare Campus shall be a Hospital licensed in the Commonwealth of Pennsylvania. This Section of the FTZO requires the Hospital and Medical Office Building to remain on the same parcel in order to conform with the Franklin Township Zoning Ordinance [Sec. 407.2.e]. Additionally, proposed Parcel 2 fails to conform to the requirements found in the zoning requirements of the Healthcare Overlay District as the parcel doesn't have a hospital as the principal use as required by the Franklin Township Zoning Ordinance [Sec. 407.2.e]. Zoning variances will be required for this proposed Lot configuration.

***This review comment was not addressed in the KCE 12-13-21 response letter, nor was this comment adequately addressed in the St. Luke's Legal Counsel letter dated 01-08-22, the comment remains. CEI is aware of the St. Luke's Hospital, Blue Mountain Preliminary / Final Subdivision Plan recorded in the Carbon County Recorder of Deeds on September 9, 2020.***

- **See response to comment #2 above.**

4. A location for outdoor refuse collection shall be shown and labeled on the Plan to the rear or sides of buildings and screened from view. [Sec. 407.4.f and 504.9.]

***This review comment was not addressed in the KCE 12-13-21 response letter, the comment remains.***

- ***This comment has been satisfactorily addressed.***

5. The number of parking spaces shown (685) and the number listed (691) do not agree. The Plan and number within the Zoning Compliance Chart on Sheet 2 shall be adjusted accordingly. [Sec. 407.8].

***This review comment was not addressed in the KCE 12-13-21 response letter, the comment remains.***

- ***We reviewed the number of parking spaces, and agree that the total number of spaces provided after construction will be 690; however we disagree with the number of existing and proposed spaces. We counted 508 existing spaces, 9 of which are HC accessible, instead of 510, and 182 proposed spaces, 31 of which are accessible, not 180 and 29 as the plan states. The table should be made to agree with what is shown on the plans.***

***While discussing this issue with the applicant's Engineer, it was discovered that the area of curbing shown where the new driveway begins was shown incorrectly as a full-height curb, which would eliminate the existing accessible path to the hospital from that area. This curbing is being revised to show depressions, and a re-painted crosswalk in that location. This will be shown on the final plan to be approved.***

6. Show building setback lines in accordance with FTZO [Sec. 406.5, 406.6, 406.7 & 407.7]. There are several locations where the building setback lines are not honored. The proposed boundary lines pass through the Connecting Link between the Hospital and MOB. The proposed boundary lines also pass through a proposed Salt Shed. The setback for the side of the MOB facing Harranty Road should be considered a front setback, and should measure 40'. Variances will be required for this proposed Lot configuration.
- ***The plan refers to a "favorable interpretation" given by the Zoning Hearing Board on March 17, 2022 regarding setbacks for the different lots within the development. No further discussion warranted.***

### **Airport Zoning Ordinance (AZO)**

1. The site lies partially within the '20:1 Conical Surface Zone' of the Beltzville Airport. No use may be made of land or water within any zone in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport. The Applicant shall provide sufficient information to demonstrate compliance with this section. [Sec. 6.2]
- ***A Determination of No Hazard to Air Navigation letter from the FAA and Form AV-57, Notice of Proposed Construction or Alteration, stating the Pennsylvania***

***Bureau of Aviation has no objection to the proposal were included as part of this submission. This comment has been satisfactorily addressed.***

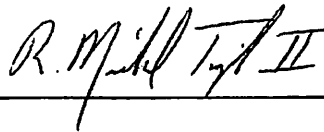
**General**

1. Provide clarification that the maximum building height requirement in the FTZO [Sec. 406.7] by showing on a simple plan view the ground elevation and mean roof height elevation where the slope along the proposed Medical Office Building changes directions.
  - ***See above comment regarding the Airport Zoning Ordinance. The necessary approvals and clearances have been received, and the comment is satisfactorily addressed.***
2. Calculations sealed by a Professional Engineer for the design of the proposed retaining wall adjacent to the proposed loading area should be provided for review. The last sentence in Note 2 at the Segmental Retaining Wall Detail provided on sheet 19 should be deleted.
  - ***The Applicant's Engineer states that the structural design for the proposed retaining walls is nearly complete, and that two sheets of the plan set have been reserved for the final design drawings and details.***
3. Correct the Chapter 93 Designation note on sheet 23.
  - ***The Stream Designation has been updated. The comment is satisfactorily addressed.***
4. The 'Subdivision and Land Development Ordinance Modifications' listing provided on sheet 2 should list the date action was taken by the Board of Supervisors, as applicable.
  - ***This comment has been satisfactorily addressed, with the exception of one remaining requested waiver that the Board has yet to act upon.***
5. The Transportation Impact Study shows increases in traffic on Reber Street due to the proposed hospital. A culvert exists approximately 1,050 feet south and west of the southwest corner of proposed Lot 1 that is in very poor condition. This structure is in need of replacement.
  - ***We consulted with the applicant's Engineer, and it was decided the culvert in question is beyond the project area. This comment no longer applies.***
6. Consideration should be given to proposing a light along the east side of North Harrity Road at the main access drive intersection to better illuminate the street.
  - ***This comment no longer applies.***

7. Note 1 on the MOB Rev. Sht. 2 of 6 states Access to Reber St. is Prohibited. Reber St. is the only access to proposed Lot 2. This restriction effectively land locks proposed Lot 2. Creating a land locked parcel, which is not permissible.
- ***General Note #3 has been added to Sheet 2 stating that the owners of Lots 2 and 3 shall be given a permanent easement allowing passage through Lot #1 to access their respective lots. The Board shall decide whether this is acceptable.***
8. The intent of Note 2 on the MOB Rev. Sht 2 of 6 is not clear. The note implies that three (3) lots are being created, but they only should be counted as two (2) lots and there is no mention that the proposed Lots will not conform to the Franklin Township Zoning Ordinance. Please clarify the intent of this note.
- ***The note has been revised for this submission; however, the language is currently under review by the Township Solicitor and may change based on any comments he may have. The comment remains until the language of the note is resolved.***
9. The Medical Office Building Land Development Plan does not address many aspects of the Franklin Township Zoning Ordinance and Subdivision and Land Development Ordinance. Due to lack of information provided by Keystone Consulting Engineers Inc., a full review of the plans could not be performed. A full review of the Land Development Plans will be performed upon a complete submission by the Developer.
- ***This comment no longer applies as subsequent submissions and reviews have provided additional information, generated review comments and responses addressing all aspects of the ordinances.***
10. All signature blocks shall be signed and dated prior to final approval.

**The comment remains.**

Reviewed by R. Michael Tirpak II, P.E.:



A handwritten signature in black ink, appearing to read "R. Michael Tirpak II", is written over a horizontal line.