

APPENDIX 0-2

BERKS COUNTY PLANNING COMMISSION REVIEW

**APPENDIX 0-2. RESPONSE TO COMMENTS - REGIONAL PLANNING AGENCY
REVIEWS**

Berks County Planning Commission

Comment 1. The plan has been finalized to indicate the chosen alternative.

Comment 2.

- a. This section referred to extending sewer into the southwestern portion of the Township. This area was identified in the previous (1989) plan as “ultimate sewer area,” so this plan does not represent a change. This is the same issue that was identified in the letter received from the St. Lawrence-Exeter-Amity Joint Comprehensive Plan committee. See the comment and response below.

- b. The Township considered the plan to be consistent with both Amity’s Comprehensive Plan, and the County’s Vision 2020, and did not see a need for further comment or revision to the plan. The intent of the sewer expansion is to provide sewer service to malfunctioning on-lot systems in Yellow House.

Comment 3. Plan is consistent.

Comment 4. The sections identified were corrected, as per the letter.

St. Lawrence - Exeter - Amity Joint Comprehensive Plan

In response to Mr. Neuhs’ letter, language was added to Section 6.14 - Comprehensive Plan Consistency, as follows:

This Plan calls for the extension of sewer into the southwestern portion of the Township. The purposes of this extension are:

- to eliminate malfunctioning on-lot septic systems in Bel Air Estates and along Valley Road.

- to serve future commercial development along the Route 422 corridor.

- to permit limited residential growth where cluster development is appropriate and densities of 1 dwelling unit per 2 net acres can be achieved.

**BERKS COUNTY
PLANNING COMMISSION**

(610) 478-6300
FAX: (610) 478-6316

Berks County Services Center
633 Court Street, 14th Floor
Reading, PA 19601-4309

Robert B. Ludgate, Jr., Chair
David L. Thun, Vice-Chair
James L. Mason, Secretary
Ronald M. Ewing
Frederick H. Gaige
Lloyd W. Hopkins, Jr.
Joseph Jurgielewicz, Jr.
Harry S. Nelson
Joseph E. Williams

Glenn R. Knoblauch, Executive Director
Heidi B. Masano, Asst. County Solicitor

July 9, 2003

Mr. Paul L. Schwartz, AICP
LTL Consultants, Ltd.
PO Box 241
One Town Centre Drive
Oley, PA 19547

Re: Act 537 Plan Facilities Plan Update
Amity, Township

Dear Mr. Schwartz:

The Berks County Planning Commission has reviewed the proposed Act 537 Plan Update for Amity Township, Berks County. The proposal recommends upgrades and modifications to the Amity Township Sewage Treatment Plant (STP). The proposal presents five (5) alternatives to providing public/community sewer to the Bel Air Estates mobile home park and to Valley Road. The proposal also provides a Sewer Service Area map that proposes additional service to two (2) areas of the Township and a draft of an ordinance for the "Management of On-lot Sewage Disposal Facilities Located Within the Township of Amity". The Commission offers the following comments:

1. The proposal presented five (5) alternatives for the Bel Air Estates mobile home park malfunctioning problem area. The document did not establish the chosen alternative, but had narrowed it down to the Monocacy Creek Interceptor proposal or the Bel Air Estates/Valley Road Package Treatment Plant alternative. According to your letter dated July 2, 2003, the Amity Township Board of Supervisors met on July 1, 2003 and voted to pursue the Monocacy Creek Interceptor as the chosen alternative. The document will need to be updated and finalized by stating that the Monocacy Creek Interceptor is the chosen alternative.
2. The proposed Sewer Service Area map proposes additional service to two (2) areas of the Township.
 - a. The first area, (west of Limekiln Road to the Exeter Township border, and north of Route 422 up to the property limits of the Bel Air Estates), is identified as a Rural Conservation Area, with Existing Developed Areas and Environmental Hazard Areas according to the Berks Vision 2020 Comprehensive Plan. The Township's zoning map identifies this area as a LDR (Low Density Residential)

zoning district with hydric soils, high water table and 100-year floodplain environmental overlays. The LDR district has a minimum lot size of 80,000 square feet. The 2020 plan states that it is important to prevent the expansion of infrastructure, such as public sewer and water facilities, into the Rural Conservation Areas that are not considered appropriate for suburban development. But where malfunctioning on-lot septic systems exist, and the expansion of the public sewer system has been determined to be the viable solution to the problems, the plan recommends that the municipality review the zoning around areas with malfunctioning on-lot septic systems prior to connection to a public system to determine if the zoning in and around the projected service area is appropriate for higher density zoning. If so, the zoning should be changed accordingly. Therefore, the proposal to provide the existing malfunctioning on-lot sewage systems of Bel Air Estates and Valley Road with public sewer is consistent with the policies of the Berks Vision 2020 Comprehensive Plan. (Refer to enclosures for higher density design approaches.)

- b. The second area in the northern part of the Township, (south side of Old Swede Road – Route 662- to the village of Yellow House), is identified as a Future Growth Area, with Existing Developed Areas and surrounding Agricultural Preservation Areas according to the Berks Vision 2020 plan. The Future Growth Area encompasses the majority of the proposed northern service area, which is the Township's pending Dennico-Body-Kutz development. The northern stretch of Old Swede Road is a mixture of Existing Developed Areas and Agricultural Preservation Areas. Providing public sewer service to this northern area is consistent with the Berks Vision 2020 Comprehensive Plan provided that the extension to the northern part of Old Swede Road will only provide sewer service to the existing developed parcels along the road with malfunctioning on-lot systems, not for providing future sewer service to the larger adjacent parcels on the east and west sides of the road which are identified as Agricultural Preservation Areas in the Berks Vision 2020 plan.
3. The proposed ordinance for the On-lot Management Program is consistent with the Berks Vision 2020 Comprehensive Plan.
 4. The following Sections of the draft document should be reviewed:
 - a. Section 1.1.3 states that the Township anticipates the STP upgrades for construction to begin July 2003. Section 3.1.5.1 indicates the project will be out to bids late Summer 2003 and begin construction in Fall 2003. The document should be consistent with the time frame projections.

Mr. Paul L. Schwartz, AICP
LTL Consultants, Ltd.
July 9, 2003
Page Three

b. Section 1.2.1 Land Use Plans and Zoning

- Berks County Comprehensive Plan (Update 1991) - The document presents this version of the County Comprehensive Plan as the current plan. As of April 24, 2003, the Berks Vision 2020 Comprehensive Plan is the current County Comprehensive Plan and the document should reflect this.
- Amity Township Comprehensive Plan (1990) - The document should comment that the Township is currently involved in the joint comprehensive plan process with Exeter Township and St. Lawrence Borough. This plan should be proceeding with public meetings and hearings beginning later this summer.

c. Section 5.7.3 The SALDO Section reference should be checked.

d. Section 6.1.8 County Stormwater Management Plans. The Monocacy Creek is not an Act 167 Plan Watershed; it is a sub-shed of the Schuylkill River. This section should note that the Schuylkill River Phase I (for Berks County) study is underway and the projected Phase II Plan completion date is December 2004.

The Berks County Planning Commission does not undertake a technical or engineering review of this project against PennDEP standards since that is the responsibility of the Department of Environmental Protection.

Thank you for the opportunity to review the Plan. Please send us a copy of the adopted Act 537 Plan.

Sincerely,



Robert B. Ludgate, Jr.
Chairman
Berks County Planning Commission

RBL/mdf

Enclosures

cc: Amity Township Supervisors
PennDEP

RECEIVED JUN 20 2003

**BERKS COUNTY
PLANNING COMMISSION**

(610) 478-6300
FAX: (610) 478-6316

Berks County Services Center
633 Court Street, 14th Floor
Reading, PA 19601-4309

Robert B. Ludgate, Jr., Chair
David L. Thun, Vice-Chair
James L. Mason, Secretary
Ronald M. Ewing
Frederick H. Gaige
Lloyd W. Hopkins, Jr.
Joseph Jurgielewicz, Jr.
Harry S. Nelson
Joseph E. Williams

Glenn R. Knoblauch, Executive Director
Heidi B. Masano, Asst. County Solicitor

June 19, 2003

Mr. Paul L. Schwartz, AICP
LTL Consultants, Ltd.
PO Box 241
One Towne Centre Drive
Oley, PA 19547

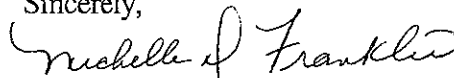
Re: Act 537 Sewage Facilities Plan Update
Amity Township, Berks County

Dear Mr. Schwartz,

The Berks County Planning Commission is in receipt of the Amity Township Act 537 Plan Update. The Commission will review the draft at their monthly meeting scheduled for 3:00 pm, Wednesday, July 9, 2003, in the Planning Commission's Library located at the Berks County Services Center, 633 Court Street, 14th Floor, Reading. You are welcomed and encouraged to attend.

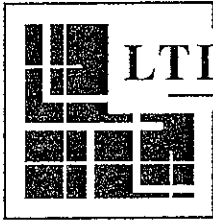
If you have any questions, please contact me at 610-478-6300.

Sincerely,



Michelle D. Franklin
Planner II
Berks County Planning Commission

cc: Marsha Shimp, Sec., Amity Township Municipal Authority
David Wheeler, Plant Manager, Amity Township



LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

PO BOX 241 • ONE TOWN CENTRE DRIVE • OLEY, PA 19547
(610) 987-9290 • FAX: (610) 987-9288

May 29, 2003

Berks County Planning Commission
Berks County Services Center
Attn: Mr. Glenn R. Knoblauch, Executive Director
633 Court Street, 14th Floor
Reading, PA 19601-4309

Dear Glenn:

Enclosed is a draft copy of Amity Township's Act 537 Plan Revision for Planning Commission review. The draft has been submitted to the Amity Board of Supervisors. They are awaiting your comments and those of their Planning Commission before beginning the public comment period.

Any questions about the plan should be addressed to me. Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul L. Schwartz", is written over a large, stylized circular scribble.

Paul L. Schwartz, AICP
LTL Consultants, Ltd.
Senior Planner

Certified Mail #7002 3150 0005 5533 1545

Enclosure

cc: file:\\Ntserver\wpfiles\Amity\Engineer\Act 537\2003\BCPC ltr 052903.wpd

RECEIVED SEP 05 2003



September 3, 2003

Mr. Paul L. Schwartz, AICP
LTL Consultants, Ltd.
P O Box 241
One Town Centre Drive
Oley PA 19547

RE: Amity Township
Act 537 Sewage Facilities Plan Update
SSM File No. 6128-0004

Dear Mr. Schwartz:

The Amity Township Act 537 Sewage Facilities Plan Update has been discussed with the St. Lawrence-Exeter-Amity Joint Comprehensive Planning Committee.

To keep the Act 537 Plan Update consistent with the Joint Comprehensive Plan, which indicates that much of the western portion of the Township is to be Rural Conservation, some additional language within the Act 537 Plan would be desirable. The general intent of the Rural Conservation area is to allow residential development at a density of 1 dwelling unit per 2 net acres.

If the Act 537 Plan Update would indicate that the extension of sewers into the western portion of the Township is to serve commercial development along the Route 422 Corridor, malfunctioning on-lot sewage disposal systems, and cluster development at a density of 1 dwelling unit per 2 net acres, consistency could be obtained. The Committee recognizes that the western portion of the Township has a number of limitations to development, such as wetness, and that cluster development would be an appropriate technique when public sewers are available.

Your consideration of these comments is appreciated. Should you have any questions, please contact us.

Very truly yours,

A handwritten signature in cursive script that reads "Glenn K. Neuhs".

Glenn K. Neuhs, AICP
glenn.neuhs@ssmgroup.com

GKN:clm

cc: Michelle Franklin, Berks County Planning Commission