

Planning Commission Meeting Minutes July 16, 2020 (Virtual Meeting)

Members present: Dawn Nicholson (Chairman), Karen Bedics, Bobb Carson, Brian Hague, Angela Kelly, Jay Fuggiti, Stephen Smith

Also Present: Jason Wager (Township Manager), Scott MacNair (Township Solicitor), Robert Wynn (Township Engineer), **H&K Group Representatives:** Scott Drumbore, (Manager of Engineering & Environmental Dept.) Joe LaFlamme (Legal Counsel), Val Britton (Licensed Geologist and Hydrogeologist). There were 51 participants that attended the zoom meeting.

Ms. Nicholson called the meeting to order at 7:00pm. Minutes from the July 1, 2020 meeting were reviewed and approved. Motion by Brian Hague, Second by Bobb Carson, vote approved unanimously.

Conditional Use G-7 Quarry Application Review: The Planning Commission continued to review the Conditional Use G-7 Quarry application with the applicant.

The Commission began with Section 4 of the application starting with sub-section (E).

The Commission noted that air adequacy was not addressed in that section. The applicant did confirm that air adequacy was not addressed in this particular section but is addressed in different parts of the application.

The Commission moved on to the sub-section (f) which addressed that the proposed use would be suitable for the site considering the disturbance of the important natural features and what measures the applicant proposes to use to conserve such features. The Commission expressed concerns that "wetland B" on the application would be destroyed during the mining process. The applicant addressed the concerns by explaining the details of the geological diabase. The applicant also explained what studies that had to be completed before any permits and mining activities would commence.

The Township Engineer questioned floodplains regulations; the applicant stated that they feel that floodplains would be preempted by state ordinances and regulations.

Sub-section (g) discussed the proposed use would not result in any changes in water quality designation or section protection status of any waterbody (Tohickon Creek) in the Township. The Commission asked the applicant to explain how the discharging into the tributary of the Tohickon Creek process would take place. The applicant explained that any water would be collected into a pit and it would be discharged at specific point. He also noted that all water would be sampled on a bi-monthly basis as per DEP standards. All data would be submitted to the DEP and would then be public knowledge on a quarterly basis.

Section G-7 Quarry (a) General Requirements 1a. This topic addressed berm requirements and its standards. The applicant reviewed this section with the Commission and there was a discussion if the buffers would be regulated by the DEP and are preempted activities.

Section 1b the Commission noted that they would like to see the height changed of the chain link fence to be changed to a higher than 8 feet. The applicant acknowledged this request and would be willing to make those changes. The Commission asked if there was a detail plan for the warning signs that are to be posted throughout the site.

Section 1c discussed the access road to have adequate access for emergency vehicles if needed. The applicant stated that they would add a turning template for emergency vehicles in the revised plans.

Section 1d referred to the maintenances of slopes, the Commission had no questions or concerns with this section.

Section 1e addressed how the operations of the quarry will be conducted within sufficient lateral support to be safe with respect to the surrounding area by reason for slide, sinking or collapsing. This section states the blasting operations will be conducted in accordance with the approved Blast Plan. The applicant addressed several questions and concerns from residents regarding the blasting process. Applicant also stated they would schedule a Third Party Blasting Expert to help answer and address these concerns at the next meeting. The Commission was concerned about the portion of the application that addressed the sweeping of public and access roads due to dust. The applicant agreed that tracking on the road would be a problem and they explained there is a process that takes place fix that problem.

The next Planning Commission schedule on August 5, 2020 at 7pm would like to review the Traffic Impact Study, Blasting Plan.

The meeting was adjourned at 8:56pm. Motioned by Bobb Carson and Second by Angela Kelly.

Public Comment:

The applicant addressed the following questions and comments that were submitted by Township residents:

John Hoffard- 1529 Salem Rd, Deborah Pfeiffer - Mine Rd - had several questions and concerns regarding the blasting process.

Pete Jones- 1876 Salem Rd., expressed concerns on how the impact the quarry would have on the conserved property which contain take wetlands, springs and open space.

Frank Hollenbach- Rocky Valley Rd., expressed the impact of the quarry would have on the rail to trail and the wetlands located near the south extraction area. Along with the stormwater impacts that would affect the surrounding properties.