

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
SPECIAL MEETING
MINUTES - APRIL 12, 2000

A Special Meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on April 12, 2000. Chairman Hackman called the meeting to order at 7:30 p.m.

Those present:

Board of Supervisors: Wesley Hackman, Chairman
Frank Fazzalore, Vice Chairman
Fred Allan, Member

Others: Terry Fedorchak, Township Manager
Jim Coyne, Public Works
Hank Hoffmeister, Sewer Administrator
Duke Doherty, Township Engineer
Jan Gouza, Township Engineer
James Badey, Pennsylvania American Water Company
Tom Zarko, CKS

Absent: Scott Fegley, Supervisor
Grace Godshalk, Supervisor

Mr. Hackman stated the purpose of the meeting is to let everyone, including the Board of Supervisors, know what they may do in the future concerning Hillside/Spring Lanes and a portion of Quarry Road with regard to street improvements, stormwater management improvements, public sewer, and public water. He added this is in the very preliminary stages at this time, but the Board wanted as many residents present as possible from the beginning of the process so that everyone is advised about what is being considered at this time. He stated improving Hillside and Spring Lanes has been discussed by the Board of Supervisors and by the Administration for approximately fifteen to twenty years. He stated at this point they feel they are at a point where something needs to be done. They have brought together the professionals who can tell exactly what is involved in improving the situation. He stated he feels the beneficiaries will be the residents who live in the area, and he feels these will be major benefits. He stated he does not expect any decisions will be made this evening other than what the next step is in the process.

Mr. Hackman introduced those present this evening. He stated this is an informal meeting, and each of the professionals will be given an opportunity to discuss their portion of the project. The Board of Supervisors will then have an opportunity to ask questions, and they will then open it up to the public for questions. He stated they hope to conclude the meeting no later than 9:30 p.m.

Mr. Zarko, sewer engineer, showed on the overhead a lay-out for the proposed sewer system. The project dates back to the 1970s under the Township's Comprehensive Plan. He stated they can serve this area through a gravity flow through two sewer networks. The first would serve the properties located along Quarry Road via a gravity sewer main along Quarry Road to Lindenhurst Road and tie into an existing sewer system in Lindenhurst

told this will be done and the residents are not being given any choice. Mr. Hackman stated the Board has asked the professionals to give estimates on how this project might work. The Board of Supervisors has not discussed this except in generalities and nothing has been finally decided. Mr. Hackman stated they are interested in correcting road problems, stormwater problems, and public sewer and water for the area.

Mr. Gouza stated approximately ten years ago the Township asked them to make an in-depth survey of the roads in the Township so that they could prioritize over a twenty-year period the restoration of roads and maintenance of those roads. The Board asks them each year for a listing of the priority in which these roads should be addressed. For the last six to eight years Hillside/Spring Lanes were on the top of the list. Nothing has been done because of the issues being discussed tonight. Most recently the Board authorized them to actually go out and physically survey and develop a preliminary plan as to how they would rehabilitate Spring and Hillside Lanes recognizing that the roads were built in the 1950s, they are about eighteen feet wide which is substandard by today's criteria, there are no curbs or sidewalks, and there is no stormwater management. Some of the concerns which have been expressed are that there is a ponding of water, no surface drainage, and no storm sewer facilities. Grades, especially on Hillside Road, are flat. They have concluded the survey and prepared preliminary designs to provide a storm sewer system which would incorporate twenty-two street inlets along both Hillside and Spring Lanes with a piping system in each street which would basically convey the water and eventually discharge into Core Creek. They also looked at the possibility of providing swales on both sides of the road but this was not possible because of the flat grade. They are recommending installation of curbs along with the storm sewer system, and repaving the entire street. Their recommendation is the street should be 26 feet wide which will provide two minimal travel lanes with curbing. The curbing would contain any flow of water within the street captured within the storm sewer system. The curb line would match the lawn area and the street would be somewhat depressed. The major cross pipe that is there now has been improved and it would be able to convey a one hundred year storm. Instead of the 42" pipe that is there now, there would be an pipe equal to a 66" pipe. This would eliminate the back up that usually occurs on the internal roads going back upstream. Costs for this portion of the project have been estimated at approximately \$435,000.

Mr. Gouza stated they have also looked at how they can approach the channel in the rear of the lots which discharges into Core Creek. They have recommended cleaning this area up and that the channel be stabilized so it will be contained and not continue to erode the banks. One of the problems with that particular issue is that the channel is on private property and easements would be required from the property owners to allow the Township to go in and make these improvements. Estimated costs for this improvement is approximately \$200,000.

Mr. Gouza noted the composite map which is available to be viewed this evening. He also has a condensed version available for the public for those who would like their own copy.

Mr. Hackman asked the right-of-way on Spring and Hillside Lanes. Mr. Gouza stated there is 50' total. There is a 26' cartway curb to curb so it is 12' between the curb and the property line. He stated the street trees are basically on the right-of-way or slightly behind. They do not feel they will impact existing trees along the road.

Mr. Hackman asked the minimum width of streets they are building today in new developments, and Mr. Doherty stated the Ordinance requires 30' to 36' although there

have been some instances when they went down to 26'. Mr. Gouza stated 26' is not an arbitrary number since you take a travel lane which is typically 11' and if there is a curb you add 2' to that lane width. Mr. Gouza stated you could park cars but anything less than 26' with curbs is too narrow. Mr. Doherty stated there are also problems with emergency vehicle access with less than 26'.

Mr. Hackman asked if they will repair to the new design standards, and Mr. Gouza stated they will build to the new standards which is a 6" stone subbase, a 5 1/2" bituminous base course, and 1 1/2" of wearing course. On one side of the street where the storm sewers would run the storm sewer pipe would be a combination pipe which would have holes with stone around so that they can absorb the groundwater and on the opposite side, they would have a pavement drain which is a 6" pipe that serves the same function of absorbing the groundwater. Mr. Gouza noted the curbs protect the edge of the roadway. It is their opinion that you cannot provide adequate control of the stormwater without curbing and the storm sewer system within the roadway.

Mr. Coyne stated what is in place now is approximately 6" and there are a number of springs in the area. He stated 26' is actually a minimal width. This will eliminate disturbing trees which was a concern to some of the residents. Mr. Coyne stated he has been advised by a number of the new residents that there are problems with their septic systems.

Mr. Gontowski stated they were asked to get involved because people who had the channel in their rear yard were experiencing flooding. He asked if the improvements will positively correct the problems. Mr. Gouza stated they feel they have cut off 20% of the area that is contributing to the swale by the installation of the new roadway, curbs, and storm drainage system. This is not the majority of the water that is contributing to these problems. They are proposing a gabion-lined channel which will convey the one hundred year storm. Mr. Hackman stated it appears the houses on the north side of Hillside drain to the channel as well. Mr. Gouza agreed and stated they are going to intercept this water and it will decrease the amount of water going to the ditch. Mr. Hackman stated he feels this would be more than a 20% reduction. Mr. Gouza stated the majority of the water is coming from the Lindenhurst Basin.

Mr. Gontowski stated the homeowners have indicated gabions are not the most attractive channel liners, and he asked if they have looked at any other options. Mr. Gouza stated there are concerns with the cost, the amount of disturbed area, and some technical issues such as velocity and quantity of water. Trying to stabilize with a grass-lined channel would not work with water of this velocity. They looked at enclosing the channel, a concrete channel, and a grass channel and felt the gabion-lined channel was the most economical and the system that was least intrusive as far as area to be disturbed. Mr. Gontowski asked if they could take the Lindenhurst basin flow and put it into the storm sewer system. Mr. Gouza stated they did look at a number of options including diverting the discharge from the Lindenhurst basin south on Lindenhurst Road to Core Creek and diverting the outflow from the basin down Hillside and/or Spring Lane and going around the development and each of those options were extremely expensive. Gabions were \$200,000 and enclosing the channel was \$700,000. Conveying it down Lindenhurst Road to Core Creek could cost more than \$1,000,000.

Mr. Gontowski asked why the basin was put in if the channel was insufficient to handle the flow, and Mr. Gouza stated the channel has been in that location forever. A number of

residents disagreed. Mr. Hackman stated water runs downhill. Mr. Gouza stated part of the reconstruction of Lindenhurst Road was the building of a dam permitted by the State of Pennsylvania. They have been able to decrease the amount of flow that was going down Lindenhurst Road between 18% and 30% depending on the type of storm. He stated he recognizes there are still problems within the channel but they should also recognize the storm characteristics of such storms as Hurricane Floyd. He stated the dam performed well during Hurricane Floyd; and if it had not been in place, half the houses would probably not be there today.

Mr. Pajer stated the basin does impact the channel but so does the run off, storm sewers downstream from the dam, and the swale on the south side of the basin which goes to Newtown. He asked if they could get the storm sewers and the swales into the detention basin. Mr. Hackman stated there is a small detention basin at the corner of Quarry Road and Lindenhurst Road and it is retained there somewhat. Mr. Gouza stated they recognize one of the sources was the drainage area on the northeast corner of Lindenhurst Road and Quarry Road where the basin is located and that system comes down and does not get into the Lindenhurst Road basin but goes directly into the stream. The residents had told them the basin was not functioning properly under storm conditions and they have since gone back and corrected this and downsized the outlet pipe so if there is a major storm this should be full of water which will control that drainage area. He is not sure the swale on the south side is a big contributor. The main contributor is the upper basin where they have made substantial progress.

Mr. Pajer stated his property is inside of the curve. Currently when there is a large storm, his property fills with water and if they increase the size of the culvert he is concerned about the impact on the downstream properties. Mr. Gouza stated they are not far enough along in the process to determine what they may need to do to address downstream concerns.

Ms. Debbie McGeorge asked which property would be most negatively impacted by the sewer project, and Mr. Hackman stated he feels it could be her property. Ms. McGeorge stated her water and sewer systems were recently checked and both passed. She stated she feels they are being asked to spend \$20,000 for something they do not want or need. She asked if fixing the roads at Hillside and Spring Lanes would solve the sewer problems, and Mr. Hackman stated he does not feel fixing the roads and improving stormwater management would effect the septic system.

Ms. Grace Dawkins asked what will happen to her property if this system is built. Mr. Hackman stated they are trying to channel the water so it does not create problems. Mr. Gouza noted her property is a vacant lot and the existing channel is not on her property. Ms. Dawkins stated the culvert opens up and comes down on her side. Mr. Hackman stated they will look into this. Mr. Gouza stated they will need to go through a number of permitting processes at the local, State and possibly even Federal level to acquire the necessary permits to assure that what they are proposing is going to be acceptable. They are not at this level yet in order to specifically answer Ms. Dawkins' concerns.

Mr. Steve Taubin, 6 Hillside Lane, asked what easement will be necessary for the creek since there are a lot of trees that line the creek. Mr. Gouza stated they are considering 35 feet. Mr. Taubin stated this would be much of his back yard. Mr. Hackman stated unless the Township gets the easements from the property owners, they cannot do anything with

the creek and the Township would be able to save this money by not doing any of this work.

One gentleman stated they are putting public water onto private property.

Ms. Doretsky stated Mr. Gouza's office must have done calculations when they made the preliminary plans and she asked if these calculations are available to the public. Mr. Gouza stated this would be up to the Township, and Mr. Hackman stated these could be made available. He suggested she contact the Township Manager to obtain this information. Ms. Doretsky stated the stream appears to present a danger and if only 20% of the run off were removed, this would not be sufficient. They would need to divert more than 20% and asked how this could be done. Mr. Hackman stated while they could look into this further, they have been advised that other solutions could cost up to \$1,000,000. Ms. Doretsky stated they feel they could suggest some solutions.

Mr. Gontowski asked if there will be an increase in the flow velocity through the channel, and Mr. Gouza stated there will not.

Ms. Koehler asked if this will flow to the Wright property, and Mr. Hackman stated this is where it flows now. They do not intend to consider any additional detention basins. Ms. Koehler stated there are times when they cannot drive on the road now. She stated the water from the creek actually crosses the road.

Ms. Cheri Lee, 10 Hillside Lane, asked how this huge project, that will only solve 20% of their problem, is worth the expense. Mr. Hackman stated they are trying to solve four problems - public water, public sewers, stormwater management, and road improvements. Mr. Hackman stated the 20% reduction is only the reduction to the channel water. He stated the curbs will also capture water and put it into the storm sewer.

Mr. Taubin stated he is hearing the amount of the water in the creek will not increase, but he does not feel this is what will occur since they are adding more asphalt and increasing the water into the channel. Mr. Gouza stated when you consider the entire 200 to 300 acres, the difference between an 18' wide road and a 26' wide road is not significant. He stated the soils are such that there is no infiltration which is one of the problems.

Mr. Coyne stated there are 100+ acres on the other side of the basin in Newtown that is coming through unrestricted. He noted the farm in this area is up for sale. He has discussed this with Newtown and they feel it will be developed and they must then follow DEP and Corps of Engineer requirements for controlling the water. He stated this will give relief in the very near future since this property will quickly be developed.

Mr. Hackman asked that everyone sign the sheet which was passed around so those attending this evening can provide their name, address, and phone number. He added this is only the first meeting and they will continue to contact the public particularly some key people who have contacted other area residents in the past.

Mr. Zarko stated the survey will take approximately one to two months. Mr. Hackman stated once the report is complete, they will most likely schedule another meeting.

Mr. Hoffmeister asked that the residents please answer the survey accurately regarding their systems. He noted they are looking to help everyone.

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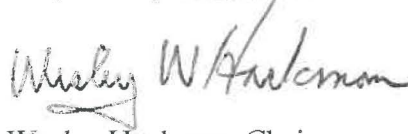
Mr. Hackman asked the professionals who were present representing the residents to provide their names and phone numbers to the Township Manager so that he can contact them when the next meeting is scheduled.

Mr. Gontowski asked how the Township helps with financing the residents' portion of improvements. Mr. Hackman stated there are a number of ways including low cost loans, liening the property, etc. They recently did this with a project on Robinson Place for twenty-seven lots.

Mr. Badey stated the Water Company portion can still proceed outside of the other projects, and he agreed to make his business card available for those interested.

There being no further business, the meeting was adjourned at 9:35 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Wesley W. Hackman". The signature is written in dark ink and is positioned above the printed name.

Wesley Hackman, Chairman