

Resolution 2023-08

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of Londonderry
(~~TOWNSHIP~~) (~~BOROUGH~~) (~~CITY~~), Dauphin COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Pine Manor LLC has proposed the development of a parcel of land identified as
land developer

Pine Manor Mobile Home Park, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify).

WHEREAS, Londonderry Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of Londonderry hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

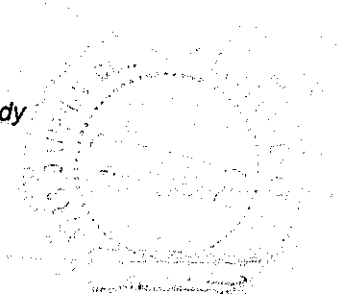
I [Signature], Secretary, Londonderry Township
(Signature)

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # 2023-08, adopted, 3rd April, 20 23.

Municipal Address:

Londonderry Township
783 South Geyers Church Road
Middletown, PA 17057
Telephone 717-944-1803

Seal of
Governing Body





December 1, 2022

Kurowski & Wilson LLC
2201 North Front Street, Suite 200
Harrisburg, PA 17110

Re: Checklist Letter – Planning Module (Component 3 – Sewage Collection and Treatment Facilities)
Act 537 Planning
Pine Manor Manufactured Homes Subdivision
DEP CODE NO. B3-22920-230-3
Londonderry Township, Dauphin County

Dear Consultant:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. Please download the appropriate forms from the Internet by placing the indicated form numbers from this checklist letter in the "Search" box at www.depgreenport.state.pa.us/elibrary/Search. Please submit the completed planning modules and supporting information to the municipality(ies) in which the project is located. DEP must receive 2 copies. Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable". If you feel a question does not apply, explain all reasons to support that answer.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant's authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

Applicant Checklist (√ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
✓	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
✓	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3850-FM-BCW0355)		
✓	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	

✓	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3850-FM-BCW0356)		
✓	Resolution of Adoption is attached and completed	
✓	Resolution of Adoption is signed by the municipal secretary	
✓	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3850-FM-BCW0362A)		
✓	Component 4A is attached, completed and signed	
✓	Municipal Responses to Component 4A comments are included	
Component 4B - County Planning Agency Review (Form 3850-FM-BCW0362B)		
✓	Component 4B is attached, completed and signed	
✓	Municipal Responses to Component 4B comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
Section A: Project Information		
✓	Section A.1. The Project Name is completed	
✓	Section A.2. The Brief Project Description is completed	
Section B: Client Information		
✓	Client Information is completed	
Section C: Site Information		
	Site Information is completed	
✓	A copy of the 7.5-minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
Section D: Project Consultant Information		
✓	Project Consultant Information is completed	
Section E: Availability of Drinking Water Supply		
✓	The appropriate box is checked in Section E	
✓	For existing public water supplies, the name of the company is provided	
✓	For public water supplies, the certification letter from the public water company is attached	
Section F: Project Narrative		
✓	The Project Narrative is attached	
	All information required in the module directions has been addressed	
Section G: Proposed Wastewater Disposal Facilities		
	Section G.1.a. The collection system boxes are checked	
	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
✓	Section G.1.b. The questions on the collection system are completed	
✓	Section G.2.a. The appropriate treatment facility box is checked	
✓	For existing treatment facilities, the name is provided	

✓	For existing treatment facilities, the NPDES permit number is provided	
✓	For existing treatment facilities, the CSL permit number is provided	
NA	For new treatment facilities, the discharge location is provided	
✓	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
✓	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
✓	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
NA	Copies of easement(s) or right-of-way(s) are attached	
✓	Section G.4. The boxes are checked regarding Wetland Protection	
✓	Section G.5. The boxes are checked regarding Primary Agricultural Land	
✓	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
NA	The PHMC Project Review Form (PRF) is attached. This is required if the project area or residual tract have structures greater than 40 years old.	
NA	A return receipt for its submission to the PHMC is attached	
NA	The PHMC review letter is attached	
✓	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
✓	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
✓	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
✓	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
Section H: Alternative Sewage Facilities Analysis		
✓	The Alternative Sewage Facilities Analysis is attached	
✓	All information required in the module directions has been addressed	
Section I: Compliance with Water Quality Standards and Effluent Limitations		
NA	The box is checked regarding Waters Designated for Special Protection	
	The Social or Economic Justification is attached	

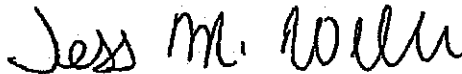
✓	The box is checked regarding Pennsylvania Waters Designated As Impaired	
✓	The box is checked regarding Interstate and International Waters	
✓	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
✓	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
Section J: Chapter 94 Consistency Determination		
✓	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
✓	Section J.1. The Project Flows are provided	
✓	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
✓	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
✓	Section J.3.b. The Collection System information is completed, signed and dated	
✓	Section J.3.c. The Conveyance System information is completed, signed and dated	
✓	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
✓	Section J.4.b. The Treatment Facility information is completed, signed and dated	
NA	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
NA	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
NA	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
Section O: Sewage Management		
✓	Section O.1. The box is checked indicating municipal or private facilities	
NA	If municipal, the remainder of Section O is not applicable	
	If private, the required analysis and evaluation of sewage management options is attached	
	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	

✓	Section O.3. The Project Flows for the private facilities are provided	
✓	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
✓	Section O.4.b. The private Collection System information is completed, signed and dated	
✓	Section O.4.c. The private Conveyance System information is completed, signed and dated	
NA	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
NA	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
✓	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
	The required documentation of sewage management is attached	
Section P: Public Notification Requirement		
✓	All Public Notification boxes in this section are checked	
NA	The public notice is attached, if public notification is necessary	
✓	All comments received as a result of the notice are attached	
	The municipal responses to these comments are attached	
	The box is checked indicating that no comments were received, if valid	
Section Q: False Swearing Statements		
✓	The planning module preparer's false swearing statement is completed and signed	
Section R: Planning Module Review Fee		
✓	The correct fee has been calculated	
✓	The correct fee has been paid	
NA	The request for fee exemption has been checked	
✓	The deed reference information is provided to support the fee exemption	
Completeness Checklist		
✓	The module completeness checklist is included	
✓	All completeness items have been checked as included by the municipality, as appropriate	
✓	The Municipal Official has signed and dated the checklist	

In all cases, address the immediate and long-term sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

If additional copies of the enclosed modules are needed, or if you have any questions concerning the information required, please contact me at (717) 705-4723 or jessmwilli@pa.gov.

Sincerely,




Jessica Williams
Sewage Planning Specialist

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed: 
Applicant (or Applicant's authorized representative)

Date: _____

Signed: 
Municipal Secretary

Date: 3/4/2023



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
PA Department of Environmental Protection
909 Elmerton Avenue
Harrisburg, PA 17110-8200

Date April 3, 2023

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Max E. Stoner, P.E.
(Name)
Project Manager, Glace Associates, Inc. for Pine Manor Mobile Home Park
(Title) (Name)
a subdivision, commercial, or industrial facility located in Londonderry Township
Dauphin County.
(City, Borough, Township)

Check one

- ☒ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed
☒ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is
☐ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the
requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

- ☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land
development to its Official Plan because the project described therein is unacceptable for the reason(s) checked
below:

Check Boxes

- ☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the
planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to
be performed and the time schedule for completion of said studies.
- ☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or
ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use,
25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached
hereto.
- ☐ Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the
approving agency.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Resolution of Adoption | <input type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot
Disposal of Sewage | | <input type="checkbox"/> 4C County or Joint Health Department
Review |

Stephen Letavic
Municipal Secretary (print)

[Signature]
Signature

04-03-2023
Date



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

B3-22920-230-3

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Pine Manor Manufactured Homes Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency 7-29-2022
2. Date review completed by agency 8-15-2022 + 10-17-2022

SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impacts <u>Municipal Proposed</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?
If yes, describe impacts _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Is there a municipal zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Is there a municipal subdivision and land development ordinance? |

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe <u>STUDIES/IMPROVEMENTS IN PROCESS</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies <u>PUBLIC FACILITIES EXIST FOR RESIDUAL TRACT</u>
17. Name, title and signature of planning agency staff member completing this section:		
Name: <u>JEFFREY S BURKLAND</u>		
Title: <u>ZONING/CODE OFFICER</u>		
Signature: <u>Jeffrey S Burkland</u>		
Date: <u>March 6th, 2013</u>		
Name of Municipal Planning Agency: <u>LOUISIANA TOWNSHIP</u>		
Address: <u>783 S. GEYERS CIRCLE RD.</u>		
Telephone Number: <u>717-944-1803</u>		

SECTION D. ADDITIONAL COMMENTS (See Section D of Instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

Londonderry Admin

emailed 4/4/23

From: Jeff Burkhart
Sent: Tuesday, April 4, 2023 11:59 AM
To: Londonderry Admin
Subject: FW: Pine Manor Planning Module Components 3 and 4- Signatures Required
Attachments: 3.0 Checklist.pdf; 2.0 TRANSMITTAL_LETTER.pdf; 3.0 RESOLUTION_FOR_PLAN_REVISION_FOR_NEW_LAND_DEVELOPMENT.pdf; 4.0 Component 4A.pdf

Forward info as indicated.

Thanks

Jeff

From: Stephen Letavic <sletavic@londonderrypa.org>
Sent: Friday, March 24, 2023 3:26 PM
To: Jeff Burkhart <jburkhart@londonderrypa.org>
Subject: FW: Pine Manor Planning Module Components 3 and 4- Signatures Required

Please complete these and copy Andrew and I when completed *+ Steve*

CKhworthy
From: Max Stoner <max@glaceeng.com>
Sent: Wednesday, March 22, 2023 6:31 PM
To: Stephen Letavic <sletavic@londonderrypa.org>
Cc: Jeff Shyk <jshyk@kandwengineers.com>; Beckie Hess <bhess@kandwengineers.com>; Carol Kulp <carol@glaceeng.com>
Subject: Pine Manor Planning Module Components 3 and 4- Signatures Required

Steve-

These are the last items that we need from Londonderry Township and the Londonderry Township Planning Commission to forward the completed Component 3 Planning Module package to DEP. The Component 4A can be filled out and signed by anyone on the Planning Commission or if you are authorized by the Planning Commission to sign off that would also work. The other items need signed and once we receive the Component 4A, we will compile and send the full package to the Township to attach the resolution, transmittal letter and checklist. Typically, we would pick up the full package and submit it on line to DEP's website.

If you can have someone fill out, sign and scan the Component 4A, we will get that to the Township as soon as possible. Can you put the resolution on the next Township Board meeting agenda? If you need me to attend the meeting, let me know. Give me a call if you have any questions. Thx. Max.

Max E. Stoner, P.E.
Glace Associates, Inc.
3705 Trindle Road
Camp Hill, PA 17011
Phone: (717) 731-1579
Cell: (717) 982-1145
Fax: (717) 731-1348

Email: max@glaceeng.com