

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: April 28, 2014 at 7:00pm.

Planners Present: Keith Wills, Jessica Buck, and Tamara Hatcher

Others Present: David Lipinski, P.E., Phil Robinson, representing S. Hill Street Apartments Plan, R. Stiffler, resident of S. Hill St., and B. Rehmeier, resident of Park St.

Chairman Wills convened the regular meeting of the Shrewsbury Borough Planning Commission at 7 p.m. in the Municipal Building, 35 W. Railroad Avenue, Shrewsbury, PA 17361.

APPROVAL OF MINUTES

J. Buck moved to approve the minutes of March 24, 2014. T. Hatcher seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

21 S. Hill Street Apartments Plan- Phil Robinson, representative for the plan, gave a summary of the plan. D. Lipinski went over the comments per Staff Review on April 8, 2014.

1. Has Zoning Hearing Board condition #1 been met? **DONE**
2. The existing sanitary sewer service is not shown, is this lateral adequate for the proposed sewage flows. No. Existing lateral is 4 in. and water meter size is 1 in. Detail of water and sewer needed on plan which meets construction material specs. Size of lateral is determined by the DFU. **OPEN – SEWER AND WATER LATERAL DETAIL NEEDS TO BE ADDED TO PLAN**
3. The existing and proposed EDU's shall be indicated on the plan. Have the additional EDU's been acquired for this use. **OPEN**
4. Shrewsbury Borough uses NAVD 88 elevation control. The plan datum and contours should be revised. Horizontal data needs to be revised according to PA South State plan. **DONE**
5. ADA parking compliance is required. How many units must be ADA compliant to meet code? (1) is needed. Grade still exceeds 2%. **DONE**
6. Off-street parking is a Zoning Ordinance requirement. Even though maximum slopes for parking area are not specifically spelled out in the ordinance, standards of engineering practice must be used. Some of the proposed parking spaces are shown with 4:1 slopes. **DONE**
7. Payment of all fees associated with plan submittal. **OPEN**

8. Certification, with seal, by a registered professional engineer or surveyor to the effect that the survey and plan are correct. **OPEN**
9. A notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the Final Plan is made with his or their free consent and that it is desired to record the same. **OPEN**
10. Location, dimensions and materials of walls, fences, buffers, screen plantings and landscaped areas. 2nd Sheet of Plan. (Landscaping needs to be approved by Borough Engineer) Open per fence. **DONE**
11. Horizontal and vertical alignment for each proposed sanitary sewer, storm sewer and water distribution system. Information on manhole locations and size and type of material shall be provided. Drainage calculations for storm sewer design must also be submitted. **OPEN (See Comment 2)**
12. Feasibility study on sewer and water facilities for the tract as required by s.403. **DONE**
Planning module for land development as required by the Pennsylvania Department of Environmental Resources. **OPEN**
13. Suggest an addition to the proposed ADA access ramp to the second floor. We would like to see, in addition to the proposed ramp, a set of stairs going to S. Hill Street side of the building. We assume there will be no elevator in the building because of the proposed access. This tells us the only way to the second floor for hose movement and other activities will be via the ramp. Under the current proposal, we will most likely have an engine drive into the parking lot and deploy the firefighters. There may be issues with parked or moving cars and delay our entry. The additional stairs addition will give us quick and direct access to the second floor from S. Hill Street. Will defer to Building Code. **OPEN**
14. A Knox box to be placed on the building as the building will have a fire alarm and sprinkler system. Depending on how the management of the building will be set up the layout there will be need to access the sprinkler room/fire alarm panel room as well as any utility or maintenance rooms. Will defer to Building Code. **OPEN**
15. A Fire Department Connection (FDC) will need to be placed on the building due to the installation of a working sprinkler system. This FDC is to be placed on the front of the building (S. Hill St. side) for fire department access. Will defer to Building Code. **OPEN**
16. A white reflective sign with bold red capital letters stating "FDC" will be placed over the fire department connection. This sign should be visible from the street and an appropriate size for visualization. We are willing to discuss the exact size of the sign with the builder. Will defer to Building Code. **OPEN**
17. A fire hydrant will be installed at the front of the building. This hydrant is mandatory to provide immediate access to water supply to a multi-room multi-floor occupied building. This hydrant will also assist in the fire departments ability to get water into the FDC on the front of the building. There are hydrants on W. Forrest Ave. and Rt. 851 however, they are several hundred feet away. If fire department apparatus drop water supply hoses from these hydrants as the primary source they will stop traffic on both

mentioned roads. This will cause an immediate traffic issue with incoming fire apparatus supporting our incident. The fire hydrant in front of the building will give us immediate water access and we would only have to drop additional supply lines if there is a working fire incident. If that is so, then the roadways will be blocked anyway. Will defer to Building Code. **OPEN**

K. Wills made a motion to recommend approval of 21 Hill Street Apartment Plan contingent upon outstanding items 2, 3, 7, 8, 9, 11, 12 (of Planning Module),13, 14, 15, 16, and 17. T. Hatcher seconded. Motion carried with all in favor.

OTHER BUSINESS

None

BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

T. Hatcher moved to adjourn the meeting at 7:44pm. K. Wills seconded. The motion carried with all in favor.

Submitted by,

Kimberly M. Dettinger