

**WEST DEER
TOWNSHIP
SUPERVISORS
PUBLIC HEARING**

**December 15, 2021
6:30 p.m.**

**CONDITIONAL USE
RUSSELLTON DOLLAR GENERAL**

PUBLIC HEARING – CONDITIONAL USE FOR RUSSELLTON
DOLLAR GENERAL PROJECT:

- OPEN PUBLIC HEARING
- PLEDGE OF ALLEGIANCE
- ROLL CALL
- PUBLIC HEARING ADVERTISED IN COMPLIANCE WITH THE LAW.
- PROPERTY POSTED
- COURT REPORTER PRESENT

***AT THIS POINT, ALL THOSE WHO ARE INTERESTED IN
SPEAKING THIS EVENING, PLEASE RISE TO BE SWORN-IN.....***

THE PUBLIC HEARING IS FOR A CONDITIONAL USE FOR A RETAIL STORE FILED BY THE APPLICANT, ROBERT MCCOLLIM – PTV 1201, LLC TO CONSTRUCT A BUILDING GREATER THAN 10,000 SQUARE FEET BUT LESS THAN 40,000 SQUARE FEET LOCATED AT 201 STARR ROAD, CHESWICK, PA 15024.

NAME OF BUILDING: DOLLAR GENERAL
LOT/BLOCK NUMBERS: 1361-D-00298
ZONING DISTRICT: C-2

A CONDITIONAL USE IS A PERMITTED USE AS LISTED IN THE ZONING ORDINANCE FOR THE RUSSELLTON DOLLAR GENERAL PROJECT IN THE C-2 ZONING DISTRICT. AFTER REVIEW AND RECOMMENDATION BY THE PLANNING COMMISSION, THE BOARD OF SUPERVISORS CAN PLACE ADDITIONAL CONDITIONS ON THIS PERMITTED USE.

AT THEIR NOVEMBER 18, 2021 MEETING, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE RUSSELLTON DOLLAR GENERAL PROJECT WITH THE FOLLOWING CONDITIONS:

1. Fulfillment of any outstanding issues in Shoup Engineering letter dated November 16, 2021.
2. Developer to modify lighting to conform to West Deer Zoning and Ordinance standards.
3. Developer to provide maintenance and landscaping warranty and bonds.
4. Soften slopes that are 2/1 to 4/1 as much as possible to provide for easier maintenance and use a no mow mix where not possible to alter the slopes.
5. Reroute deliver trucks to approach from the West to avoid difficult turning radius on Starr Road and Little Deer Creek Valley Road.
6. Note #12: include "Turf grass with trees and shrubs."
7. Provide façade as shown on East Stroudsburg, PA store.
8. The approval of the Coletta Subdivision.

A COPY OF THE PLAN NARRATIVE HAS BEEN SUBMITTED BY HRG ENGINEERING DATED NOVEMBER 9, 2021 AND REVISED DECEMBER 7, 2021.

ALSO ATTACHED IS THE REVIEW LETTERS BY SHOUP ENGINEERING DATED OCTOBER 20, 2021 AND NOVEMBER 16, 2021 FOR TENTATIVE APPROVAL – AND LISTED THE FOLLOWING COMMENTS SHOULD BE CONSIDERED:

1. The use of Retail/Business Store (10,000 sf to 40,000 sf) is a Conditional Use in the C-2 Zoning District.
2. A PennDOT Highway Occupancy Permit will need to be obtained from PennDOT for the site of the driveway and storm sewer connection to an inlet.
3. A NPDES Permit will need to be obtained from the Allegheny County Conservation District prior to the initiation of any earthmoving activity.
4. A Stormwater Operation and Maintenance Agreement will need to be entered into with the Township.

3. A NPDES Permit will need to be obtained from the Allegheny County Conservation District prior to the initiation of any earthmoving activity.
 4. A Traffic Impact Fee in the amount of \$47,866 will need to be paid to the Township prior to building permit issuance.
 5. All exterior lighting fixtures must be full cutoff in design. The semi-cutoff wall fixtures do not satisfy this Code requirement.
- **FIRST:** WILL THE APPLICANT OR A REPRESENTATIVE COME FORWARD AND STATE YOUR NAME AND ANY COMMENTS YOU HAVE.....
 - **SECOND:** WE WILL TAKE ANY PUBLIC COMMENTS AT THIS TIME.....PLEASE COME UP TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO TABLE.

OR

I MOVE TO APPROVE THE RUSSELLTON DOLLAR GENERAL CONDITIONAL USE AND LAND DEVELOPMENT APPLICATION AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE ABOVE LISTED CONDITIONS AND COMMENTS LISTED BY SHOUP ENGINEERING.

MOTION SECOND AYES NAYES

MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUI	___	___	___	___

Continued on next page....

RESOLUTION NO. 2021- 29 (ATTACHED)
RESOLUTION 2021-29 APPROVES THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE PLAN LOCATED AT 201 STARR ROAD CHESWICK, PA IN THE C-2 ZONING DISTRICT.

I MOVE TO ADOPT RESOLUTION 2021-29 APPROVING THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE RUSSELLTON DOLLAR GENERAL SEWAGE PLANNING MODULE PLAN.

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. KARPUZI	___	___	___	___

ADJOURNMENT/PUBLIC HEARING

I MOVE TO ADJOURN THE PUBLIC HEARING AT _____ P.M.

MOTION SECOND AYES NAYES

DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___



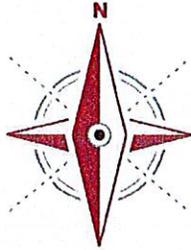
West Deer Township Planning Commission
Meeting Report for November 18, 2021

Project Name: **DOLLAR GENERAL: RUSSELLTON – CONDITIONAL USE**

Property Location: West Deer Twp. – Allegheny County: 201 Starr Rd. - Parcel # 1361-D-298
Zoned: C-2 – Highway Commercial

First motion by Mr. Stark and second motion by Mr. Bechtold to **RECOMMEND APPROVAL**, voting was unanimous, of the Dollar General - Russellton with the following conditions:

1. Fulfillment of any outstanding issues in Shoup Engineering letter dated November 16, 2021.
2. Developer to modify lighting to conform to West Deer Zoning and Ordinance standards.
3. Developer to provide maintenance and landscaping warranty and bonds.
4. Soften slopes that are 2/1 to 4/1 as much as possible to provide for easier maintenance and use a no mow mix where not possible to alter the slopes.
5. Reroute delivery trucks to approach from the West to avoid difficult turning radius on Starr Rd. and Little Deer Creek Valley Rd.
6. Note #12: include “Turf grass with trees and shrubs.”
7. Provide façade as shown on East Stroudsburg, PA store.
8. The approval of the Coletta Subdivision.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

December 9, 2021

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email

Re: Dollar General
Land Development Plan (plans latest revised December 8, 2021)

Dear Mr. Payne,

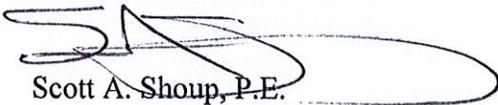
I have reviewed the above referenced land development plan located in the C-2 Zoning District and the following comments should be considered:

1. The use of Retail/Business Store (10,000 sf to 40,000 sf) is a Conditional Use in the C-2 Zoning District.
2. A PennDOT Highway Occupancy Permit will need to be obtained from PennDOT for the site driveway and storm sewer connection to an inlet.
3. An NPDES Permit will need to be obtained from the Allegheny County Conservation District prior to the initiation of any earthmoving activity.
4. A Traffic Impact Fee in the amount of \$47,688 will need to be paid to the Township prior to building permit issuance.
5. All exterior lighting fixtures must be full cutoff in design. The semi-cutoff wall fixtures do not satisfy this Code requirement.

If you should have any questions, please do not hesitate to contact me at your convenience.

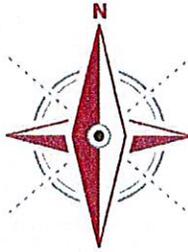
Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Craig Bishop, HRG, via email



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

November 16, 2021

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email

Re: Dollar General
Land Development Plan (plans revised November 9, 2021)

Dear Mr. Payne,

I have reviewed the above referenced land development plan located in the C-2 Zoning District and the following comments should be considered:

1. The use of Retail/Business Store (10,000 sf to 40,000 sf) is a Conditional Use in the C-2 Zoning District.
2. A PennDOT Highway Occupancy Permit will need to be obtained from PennDOT for the site driveway and storm sewer connection to an inlet.
3. An NPDES Permit will need to be obtained from the Allegheny County Conservation District prior to the initiation of any earthmoving activity.
4. A Stormwater Operation and Maintenance Agreement will need to be entered into with the Township.
5. Catalog cuts of each exterior light fixture type must be submitted to the Township showing that they are full cutoff in design.
6. Code Section 210-110.D(3) also limits the maximum illumination at any point on the site to 12 footcandles. Several locations in the parking lot exceed the maximum level.
7. The Conditional Use Standards for a Retail Use (10,000 sf to 40,000 sf) requires the illumination at property lines to be 0.0 footcandle. This limit is exceeded at several locations.
8. A Traffic Impact Fee will need to be paid to the Township prior to building permit issuance.

Mr. Bill Payne
Dollar General - Land Development
November 16, 2021
Page 2

9. A sewage facilities planning module appears to be required for the subdivision/land development.

A written response should be provided by the applicant indicating how the each of the above comments has been addressed with submission of revised plans.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Craig Bishop, HRG, via email



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

October 20, 2021

Bill Payne
West Deer Township
109 East Union Road
Cheswick PA 15024

Via Email

RE: Dollar General
Land Development Plan (Plans dated September, 2021)

Dear Mr. Payne,

I have reviewed the above referenced land development plan located in the C-2 Zoning District and the following comments should be considered:

1. The use of Retail/Business Store (10,000 sf to 40,000 sf) is a Conditional Use in the C-2 Zoning District. The applicant should provide a narrative identifying how each of the Conditional Use Standards in Code Section 210-120.A(41) have been addressed.
2. A PennDOT Highway Occupancy Permit will need to be obtained from PennDOT for the site driveway and storm sewer connection to an inlet.
3. On Drawing Sheet GN-1 the parking area table notes that 21 parking spaces are required, while on Drawing Sheet SI-1 the table notes that 23 parking spaces are required. It appears that 22 parking spaces are actually required.
4. The vicinity map on Drawing Sheet EC-1 notes that the site property is 1.85 acres which is incorrect.
5. A detail drawing of the proposed dumpster enclosure should be provided.
6. On Drawing Sheet SI-1 there is a dimension of 36.94 feet shown at the northeast corner of the building. What is this dimension?
7. The detention pond storm sewer discharge pipe is proposed to cross Lot No. 2. An easement should be provided on the subdivision plan for this storm sewer.
8. An NPDES Permit will need to be obtained from the Allegheny County Conservation District prior to the initiation of any earthmoving activity.

Bill Payne
Dollar General - Land Development
October 20, 2021
Page 2

9. A Stormwater Operation and Maintenance Agreement will need to be entered into with the Township.
10. On Drawing Sheet PCDT-2 the underdrain invert elevation on the outlet structure detail is incorrectly listed as 944.50 rather than 954.50.
11. Architectural Drawing Sheet A2.2 identifies wall mounted floodlights on the front of the building. All light fixtures must be full cutoff in nature. Catalog cuts of each light fixture type must be submitted to the Township.
12. Code Section 210-110.D(3) requires that the average illumination of useable areas of the site (parking, sidewalks) shall be limited to 3.5 footcandles. The average illumination should be identified on the Lighting Plan.
13. Code Section 210-110.D(3) also limits the maximum illumination at any point on the site to 12 footcandles. Several locations in the parking lot exceed the maximum level.
14. The Conditional Use Standards for a Retail Use (10,000 sf to 40,000 sf) requires the illumination at property lines to be 0.0 footcandle. This limit is exceeded at several locations.

A written response should be provided by the applicant indicating how each of the above comments has been addressed with submission of revised plans.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Craig Bishop, HRG via email



CONDITIONAL USE APPLICATION
TOWNSHIP OF WEST DEER
ALLEGHENY COUNTY,
PENNSYLVANIA

Address of Property 201 Starr Road, Cheswick, PA 15024

County Department of Real Estate Parcel Number(s) 1361-D-00298-0000

Acreage of Property 3.8 Name of Development: Russellton Dollar General

Present Use of Property Commerical

Zoning Classification of Property C-2

Proposed Use of the Property (As defined by the Zoning Ordinance of West Deer Township)
Retail Store greater than 10,000 sf

Name of Applicant Robert McCollim - PTV 1201, LLC

Address of Applicant 400 Penn Center Boulevard, Building 4, Suite 1000

Telephone No. 724-420-5367 E-mail Address robert.mccollim@penntexventures.com

Name of Landowner Michael J. Teresa L. Coletta
(If different than Applicant)

Address of Landowner 15 Poma Street, Russellton, PA 15076

Telephone No. _____ E-mail Address _____

NOTE: If the applicant is not the landowner, an option agreement or other evidence of authorization to act on behalf of the landowner must be submitted with the conditional use application.

This application must be accompanied by electronic copies of the completed application, plans, drawings, studies and project narrative as needed to establish compliance with the Zoning Ordinance of West Deer Township, along with seven (7) full-sized copies of a site plan and supporting data and reports which show the size, location and topography of the site, the use of adjacent land, the proposed function of all yards, open spaces, parking areas, driveways, storage areas and accessory structures and the location of all utilities. No application will be accepted as complete unless all of the necessary plans and all supporting documents are submitted, along with the filing fee.

TOWNSHIP OF WEST DEER CONDITIONAL USE APPLICATION

Page 2 of 2

THE PERSON WHO HAS AUTHORITY TO REPRESENT APPLICANT/OWNER WITH WHOM PRIMARY CONTACT SHOULD BE MADE ON THIS PLAN:

Name Craig Bishop - Herbert, Rowland, & Grubic, Inc.

Address 200 West Kensing Drive, Suite 400, Cranberry Township, PA 16066

Telephone No. 724-779-4777 E-mail Address cbishop@hrg-inc.com

Has there been a previous application for a conditional use submitted for this property?
 Yes No

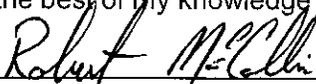
If yes, give date when said previous conditional use was submitted and the results (granted or denied). _____

Does applicant consent to on-site observation by Township Officials and/or appointees?
 Yes No

List any variance, modifications or waivers requested for the site: The proposed building is greater than 10,000 sf, which is a conditional use.

Verification

I, Robert McCollim, hereby depose and say that all above statements and the statements contained in the application and supporting materials submitted are true to the best of my knowledge and belief.


Signature of Applicant

9/17/2021
Date

TOWNSHIP OFFICE USE ONLY

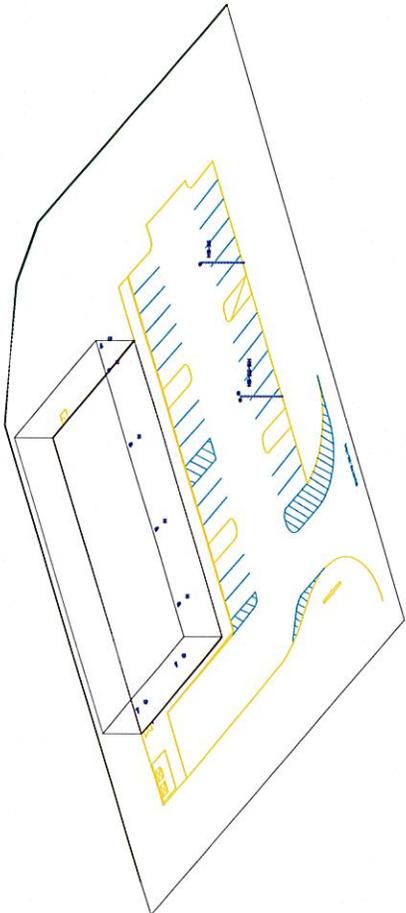
Date application received by Township: _____

Site Plan and Supporting Materials Submitted? Yes No

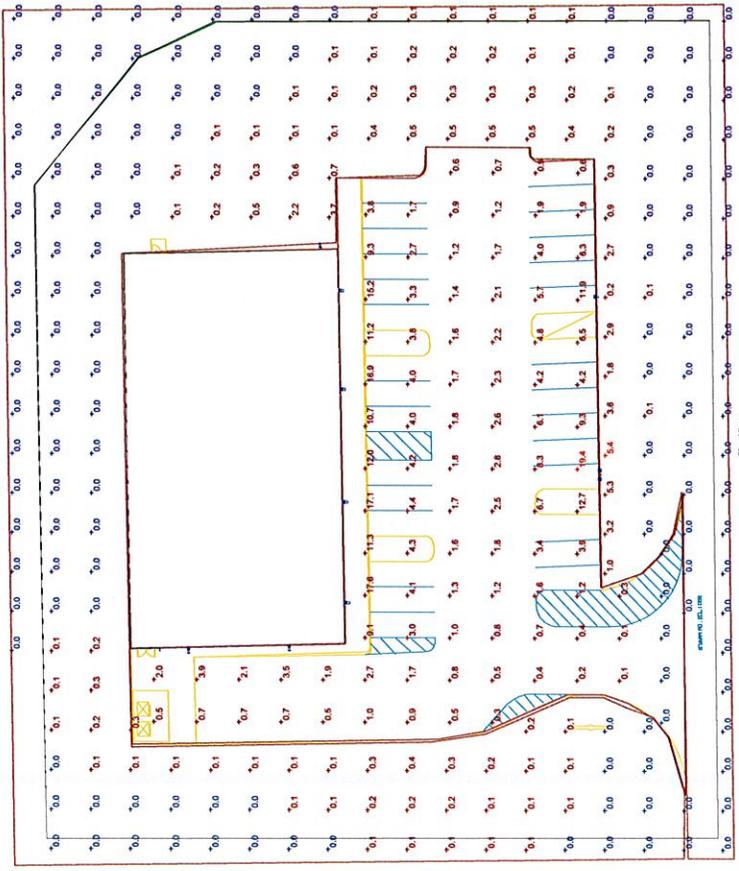
Application Fee Paid? Yes No

Date Application Fee Paid: _____ Check No. _____

Application # _____



View #1



Symbol	Label	Quantity	Manufacturer	Description	Lumens Per Lamp	Wattage
◀	G	3	SHENZHEN SNC OPTO ELECTRONIC CO.,LTD	SNC-FWP01-40CT4A1-40	4861	40.4
◀	H	4	ASHART LIGHT CO., LTD	PRQ-SG11-150WCT3A1	15704	153.3
◻	HB-SS-BH	1	ASHART LIGHT CO., LTD	TWO PRO-SG11-150WCT3A1 WITH SIDE SHIELDS	15704	306.6

Luminaire Locations						
Label	MH	Orientation	Tilt	Avg	Max	Min
G	12.00	87.53	0.00			
H	16.50	180.00	0.00			
H	16.50	180.00	0.00			
H	16.50	180.00	0.00			
HB-SS-BH	20.00	0.00	15.00			
G	12.00	270.00	0.00			
G	12.00	270.00	0.00			
HB-SS	20.00	0.00	15.00			

Statistics			
Category	Avg	Max	Min
Non Parking Areas	0.2 fc	5.4 fc	0.0 fc
Parking Area and Drive	3.7 fc	19.4 fc	0.0 fc



DOLLAR GENERAL



200 West Kensing Drive
Suite 400
Cranberry Township, PA 16066
724.779.4777
www.hrg-inc.com



November 9, 2021
Revised December 7, 2021

Mr. William Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Re: Russellton Dollar General
Conditional Use Standards

Dear Mr. Payne:

As part of Russellton Dollar General Conditional Use Application (Retail/Business Store >10,000 SF and <40,000 SF), Herbert, Rowland & Grubic, Inc. has listed below how the project will meet the following each requirement in section 210-120.A(41) in the West Deer Township Zoning Ordinance.

1. *Hours of operation shall be scheduled to minimize negative impacts on the surrounding neighborhood.*
The hours of the Dollar General Store will be open from 8am-10pm with deliveries completed during non-business hours. The store will not have a negative impact on the surrounding area and will serve the surrounding community with household goods.
2. *Building setbacks shall be consistent with the existing building setbacks of the adjoining lots.*
The development will meet building setbacks set forth in the zoning ordinance.
3. *Setback, screening and buffer of parking and loading areas as well as outdoor common open space shall be provided in accordance with this Chapter.*
Required setback, screening and buffer of parking and loading areas will be provided in accordance with the zoning ordinance.
4. *Light fixtures for the illumination of parking and service areas shall be designed to minimize illumination levels to a maximum of 0.0 foot candles when measured from an adjacent property line.*
The current lighting plan with this submission has been revised to show 0.0 foot candle at the property line.
5. *All interior driveways and parking areas shall be paved within a material that reduces dust.*
All driveways and parking areas for the development will be paved with asphalt, which will reduce/eliminate dust.
6. *Grass, sod, lawn or turf shall not be considered an acceptable plan for use within landscaped bufferyards.*
The shrubs and trees will be provided for bufferyards in accordance with the zoning ordinance. Mulch will be placed within the planting areas to provide weed control.

Mr. William Payne
Russellton Dollar General
December 7, 2021
Page 2

7. One landscaped island for every seven parking spaces shall be provided within all parking areas. All landscaped islands shall contain one tree to a minimum of two inches dbh.
Landscape islands have been placed for every seven parking spaces. Each landscape island is proposed to have one (1) tree with a minimum of two (2) inch caliber.

8. The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include, but are not limited to, increased setbacks.
Acknowledged. The developer will work with township on additional conditions to protect public's health, safety, and welfare.

If you have any further questions or concerns, please free to contact Craig Bishop at 724-779-4777 or cbishop@hrg-inc.com.

Sincerely,

HERBERT, ROWLAND & GRUBIC, INC.



Craig A. Bishop, RLA
Team Leader | Land Development

CAB/
R008385.032

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200 West Kensing Drive
Suite 400
Cranberry Township, PA 16066
724.779.4777
www.hrg-inc.com



Via Email

December 8, 2021

Mr. Scott A. Shoup, P.E.
Shoup Engineering, Inc.
329 Summerfield Drive
Baden, Pennsylvania 15005

Re: Dollar General
Land Development Plan (Plans revised November 9, 2021)

Dear Mr. Shoup:

Herbert, Rowland & Grubic, Inc. (HRG) is in receipt of your letter dated November 16, 2021 to Mr. Bill Payne, West Deer Township, and offers the following comments in regard to the above-referenced subject. Your comments are noted below in *italic text* and HRG's responses are noted below in **BOLD** text.

- The use of Retail/Business Store (10,000 sf to 40,000 sf is a Conditional Use in the C-2 Zoning District.*
Acknowledged. A narrative has been provided with this submission identifying how the Conditional Use Standards have been addressed.
- A PennDOT Highway Occupancy Permit will need to be obtained from PennDOT for the site driveway and storm sewer connection to an inlet.*
Acknowledged. An HOP Permit has been submitted to PennDOT and is pending approval.
- An NPDES Permit will need to be obtained from the Allegheny County Conservation District prior to the initiation of any earthmoving activity.*
Acknowledged. The NPDES Permit is currently pending review and documentation of permit approval will be forwarded to the Township upon receipt.
- A Stormwater Operation and Maintenance Agreement will need to be entered into with the Township.*
Acknowledged.
- Catalog cuts of each exterior light fixture type must be submitted to the Township showing that they are full cutoff in design.*
Catalog cuts of each exterior light fixture has been submitted under this cover.
- Code Section 210-110.D(3) also limits the maximum illumination at any point on the site to 12 footcandles. Several locations in the parking lot exceed the maximum level.*
The developer worked with the lighting manufacturer to adjust the site lighting to meet ordinance requirements. The photometric lighting plan is included at the end of the Land Development plan set.

7. *The Conditional Use Standards for a Retail Use (10,000 sf to 40,000 sf) requires the illumination at property lines to be 0.0 footcandle. This limit is exceeded at several locations.*

The developer worked with the lighting manufacturer to adjust the site lighting to meet ordinance requirements. The photometric lighting plan is included at the end of the Land Development plan set.

8. *A Traffic Impact Fee will need to be paid to the Township prior to building permit issuance.*
Acknowledged.

9. *A sewage facilities planning module appears to be required for the subdivision/land development.*

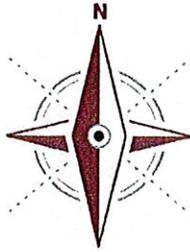
Acknowledged.

Sincerely,

HERBERT, ROWLAND & GRUBIC, INC.



Craig A. Bishop, RLA
Team Leader | Land Development



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

December 1, 2021

Mr. Daniel Mator
West Deer Township
109 East Union Road
Cheswick, PA 15044

Via Email

Re: Russellton Dollar General Planning Module

Dear Mr. Mator,

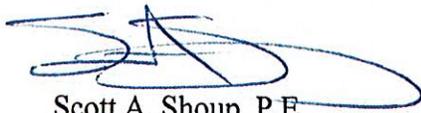
I have reviewed the Sewage Facilities Planning Module for the Russellton Dollar General Land Development/Subdivision and would recommend that the same be approved by the Township.

Enclosed are the Resolution and Transmittal Letter form. The Resolution will need to be approved by the Township Board of Supervisors.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

Enclosure(s)

cc: Bill Payne, via email
Jodi French, via email

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

Resolution No# 2021-29

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of West Deer Township
(TOWNSHIP) (BOROUGH) (CITY), Allegheny 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 PTV 1201, LLC has proposed the development of a parcel of land identified as
land developer

Russellton Dollar General, 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, West Deer 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 West Deer Township 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 _____, Secretary, West Deer 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 # 2021-29, adopted, December 15, 2021.

Municipal Address:

109 East Union Road

Cheswick, PA 15024

Telephone 724-265-3680

Seal of

Governing Body

