

**EAST BRANDYWINE TOWNSHIP MUNICIPAL AUTHORITY  
WORK SESSION  
FEBRUARY 28, 2020**

**Members in Attendance:**

Michael Corbin, Chairman  
Sandra Moser, Vice Chairman

**Absent:**

David Summers, Treasurer  
David Whelihan, Member  
Thomas McClung, Member

**Also in Attendance:**

Scott Piersol, Township Manager  
Matthew VanLew, Township Road Master  
Thomas Oeste, Esq., Municipal Authority Solicitor  
Joseph Boldaz, Municipal Authority Engineer  
Jan C. Bednarchik, Recording Secretary

The Municipal Authority work session of Friday, February 28, 2020, was called to order at 8:02 AM in the East Brandywine Township Municipal Building by the Chairman. No official action was taken due to the absence of a quorum.

**Applecross**

Mr. Boldaz advised that he will be meeting with Doug Rau, the Golf Course Operator, this morning to discuss the lagoon levels and his management of the spray irrigation system to handle the amount of treated effluent being discharged to the lagoons. Mr. Piersol and Mr. VanLew will also attend.

Mr. Piersol negotiated the purchase of a Big Joe Forklift from Reino's Printing at \$475. The forklift is on-site at the treatment plant.

Mr. VanLew reported that Road Department staff replaced all piping in the screen room and made repairs to the plastic double gate near the carbon silo. He recommended the gate eventually be removed because it is frequently damaged by the wind and is purely aesthetic. Road Department staff will scrap the three now obsolete pumps that were replaced as part of the Effluent Pumping and SBR #3 Upgrade Project.

Mr. Boldaz advised that three DEP staff members from the planning and soils divisions, including John Veneziale and Nancy Sansoni, plan to visit the treatment plant and drip fields on Thursday, March 5, at 10:00 AM, to get a good understanding of the overall operations to apply to current planning applications. EEMA has been notified of the site visit.

### **Estates at Dowlin Forge (a.k.a. Hillendale)**

Bob Preston of Hydraterra issued a letter to Mike Tulio, Metropolitan Development Group (MDG), dated 2/21/20, in response to Mr. Tulio's email stating that MDG eliminated the retaining wall at the northeast corner of the treatment plant site. The letter stated the Municipal Authority's concern about the access way to the rear of the treatment plant providing minimal clearance for a crane truck to access the rear of the treatment tanks and added that the approved plans indicate there are to be two retaining walls at the site. At the request of the Authority, Mr. Preston took photographs and a video of Mull's Electric using their crane truck to enter and exit the rear of the treatment plant and presented his observations in a Technical Memorandum dated 2/25/20. Mr. Boldaz acknowledged that, while Mull's Electric was able to maneuver their crane truck on the 12' stone access way under present and dry conditions, access will be more challenging in rain or snow conditions. Signs of erosion were observed, and additional erosion and sedimentation controls were installed by the contractor. Some additional grading and paving may be required. Mr. Boldaz suggested that the placement of large boulders to stabilize the area might be an appropriate alternate to the retaining wall. There has been no further communication from Mr. Tulio since offering to have his engineer perform a turning radius evaluation for the access road.

Mr. Boldaz is in the process of gathering information to prepare the user fee calculation. It was noted that the homeowners are currently being billed by the Homeowners Association at the user rate established for Applecross.

Mr. Oeste issued a letter to the Dowlin Forge Station HOA c/o Gia Raffaelli on 2/20/20 requesting easements from the Association over Drip Test Areas 5 and 6 for the potential future installation of drip disposal facilities and disposal of treated sewer effluent from the development. Mr. Oeste indicated that the HOA Executive Board was unable to vote on the matter at its meeting last evening due to certain notice provisions required. Copies of form documents related to dedication were provided to Ms. Raffaelli.

A meeting was held on 2/13/20 at the treatment plant with representatives of Ebert Engineering, Hydraterra, Authority, EEMA and contractors in attendance to discuss issues related to startup of the treatment plant. Mr. Boldaz noted that all mechanical equipment is now on-site. Notes from the meeting are being prepared by Fred Ebert.

Mr. Boldaz mentioned that Mr. Tulio has requested Hydraterra review a shop drawing for a fence without following the usual procedure of sending it to his engineer for review first. Mr. Oeste will contact Ms. Raffaelli to remind her about the proper procedure.

### **Hide-A-Way Farms**

A resolution establishing a user fee of \$270/quarter will be prepared for adoption at the next meeting.

There has been no further contact from Tim Townes following the on-site meeting on 2/14/20 to inspect the pump station and discuss the punch list items.

### **Weaver Tract**

Mr. Boldaz gave a brief overview of the sewage facilities planning approval for the Weaver Tract, which was originally obtained by K. Hovnanian Homes in 2007 and remains the standing approval at DEP. NVR, Inc., the new developer, changed the scope of the project, and a revised Sewage Facilities Planning Module (SFPM) was prepared by Fred Ebert and submitted to the Township and Hydraterra for review. Hydraterra suggested some additional changes to the revised planning module to address concerns about the planning approval for the Mapleview development having been approved by DEP for only 100% of drip disposal area. Mr. Ebert then provided an updated project narrative with two alternatives to address the 50% of additional capacity. Mr. Boldaz discussed the updated narrative and the current situation with the lagoon capacity and golf course irrigation rates with DEP, and they indicated that the Certification of Capacity could be modified to influence the approval of the 50% areas for both the Weaver Tract and Mapleview. Mr. Boldaz signed the revised Component 3J Capacity Certification yesterday and forwarded it to NVR, Inc., and Ebert Engineering, and they are in the process of updating the SFPM. Per the recommendation of John Venezia at DEP, the updated capacity certification pages will be sent back to the Township and County Planning Commissions and the County Health Department for additional review and comment. Once all comments are received from the planning agencies, the SFPM will be presented to the Township for approval.

Mr. Piersol will prepare the tapping fee calculation for the Weaver Tract and advise NVR, Inc., of the annual increases.

### **Act 537 Planning Grant**

Mr. Boldaz advised that Sections 1 through 3 of the Act 537 Plan Update have been completed, and he is working with Mr. Piersol on future growth and land development projections to complete Section 4. The remaining work involves justification of alternatives identified and evaluated to provide new or improved wastewater disposal facilities and how they might be implemented and paid for. A draft of the Plan Update will be circulated at the next meeting.

### **Old Business**

A draft document entitled "*Private Lateral Inflow and Infiltration Elimination Program*" was distributed for review and discussion at the next meeting. The purpose of the program is to reduce the volume of clean water entering the sanitary sewer system by educating homeowners about the importance of maintaining private laterals, cleanouts and vent stacks and the proper discharge from sump pumps. One of the opportunities considered for inspection of private lateral connections will be at the time of a real estate transfer. Mr. Boldaz noted that the program will require complete support from the elected and appointed officials and administrative and technical staff. Jeff Cantlin, Township Building Codes Official, will attend the next meeting on March 10<sup>th</sup> to discuss

the current inspection procedure for cleanouts and vent stacks. A copy of the draft lateral policy will be provided to Mr. Cantlin in advance of the meeting.

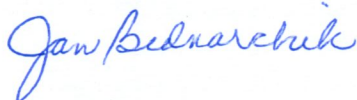
Hydraterra prepared the Annual Chapter 94 Reports for Keats Glen and Hide-A-Way for review and signature by the Chairman. The Reports are due to DEP by 3/31/20.

Hydraterra is in the process of preparing specifications, maps, and a Request for Proposal for groundwater monitoring services at all sites. A draft will be distributed at the next meeting.

### **Adjournment**

The meeting was adjourned at 9:19 AM.

Respectfully submitted,



Jan Bednarchik  
Secretary