



West Rockhill Township

Planning Commission

Agenda

June 12, 2018

7:00 p.m.

Call to Order

1. Approval of Minutes

- May 8, 2018

2. LD 606 Adelpia Quakertown Compressor Station – Sketch Plan

Location: Rich Hill Road
Zoning: RC
TMP#: 52-009-193-003
Applicant: Adelpia Gateway LLC
Rep: Richard Healy, P.E.

3. New Business

4. Engineering Update

5. Old Business

- SALDO Amendments

6. Public Comment – Please state name and address

Adjourn

Next scheduled meeting: July 10, 2018, 7 p.m.

**PLEASE SILENCE CELL PHONES
DURING THE MEETING**

**West Rockhill Township
Planning Commission Minutes
June 12, 2018**

Call to Order

The Planning Commission (PC) Meeting was held at the West Rockhill Township (WRT) building and called to order by Chair Chris Derstine at 7:00 p.m.

In Attendance

Chair Chris Derstine, Tim Ruth, Andrew Yencha, Ben Botti, Secretary Judith Decker and Engineer Steve Baluh. Vice Chair Alex Ulmer was absent.

Visitors Registered

Elizabeth Witmer, Ewing, Arnstein & Lehr, Keith Edwards, Bill Scharfenberg and Andrew Westhaven of Adelphia Gateway and Dave Allen of EarthRes Engineering

Approval of Minutes

Mr. Botti made a motion seconded by Mr. Ruth and carried to approve the Minutes of May 8, 2018.

LD 606 Adelphia Quakertown Compressor Station – Sketch Plan

Elizabeth Witmer, Ewing, Arnstein & Lehr, Keith Edwards, Bill Scharfenberg and Andrew Westhaven of Adelphia Gateway LLC and Dave Allen of EarthRes Engineering were present to explain the plan as a courtesy as local compliance is not required for this federally regulated project by the Federal Energy Regulatory Commission (FERC Docket #CP18-46). Ms. Witmer explained that Adelphia plans to build an 8,000-10,000 square foot, 48'-55' high building enclosing a compressor station to service a retrofitted 18" oil-to-natural gas pipeline on 1.93 acres north of Rich Hill Road accessed by a private shared drive located within Richland Township. Mr. Edwards added that Adelphia is awaiting approval of the plan by FERC to begin construction by late 2018. The site will be monitored daily in person and continually by cameras to a control room off-premises. The site is 250' from Rich Hill Road and will be enclosed by a chain link fence with minimal new lighting. Adelphia stated that they would be willing to provide some buffering and inserts for the fence and DEP permits will be obtained. Public comment was taken from Rose Merrigan & Tom Cuce, 2950 Rich Hill Road, in opposition to the project citing noise, danger, the large size of the facility, and proximity to their historic neighboring property. After receiving a FERC mailing, they attended a local FERC presentation and submitted comments. Ms. Witmer responded that the project is subject to NEPA clearance and review by the PA Historic Preservation Office and public comments can be sent to FERC. The Wynn letter dated June 7, 2018, was reviewed as follows: 1) Regulated by FERC, 2) discussed, no land development, 3) local zoning does not apply, 4-5) buffering: Mr. Edwards stated there are wetlands north of the site but they agreed to buffer the south and east sides. PC requested effective screening. Public comment was taken from Tom Cuce, who requested large pine trees, denied any wetlands exist north of the site, and objected to the project. 6) some site lighting will be installed but no new poles, 7) FERC regulations, DEP permits to be obtained, 8-11) not applicable. PC discussed the lack of local regulation and thanked Adelphia for their presentation. Adelphia announced that they did not anticipate presenting at another township meeting.

New Business: none

Engineering Update: no action necessary

Old Business

SALDO Amendments

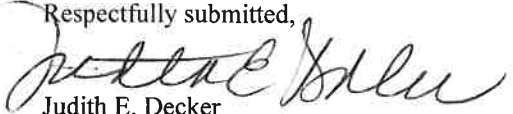
Mr. Baluh presented and reviewed the proposed minor amendments. **Mr. Ruth made a motion seconded by Mr. Yencha and carried to recommend approval of the SALDO amendments to the Board of Supervisors.** Mr. Baluh presented minor amendments to the SALDO application process in resolution format. **Mr. Botti made a motion seconded by Mr. Ruth and carried to recommend approval of the revised SALDO application process.**

Public Comment: none

Adjournment

There being no further business, a motion for adjournment was made by Mr. Yencha seconded by Mr. Ruth and carried at 8:18 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Judith E. Decker".

Judith E. Decker
Secretary