LAND PLANNING COMMITTEE

April 6, 2015

Present: L. Bradshaw, S. Galloway, C. Quinn, B. Clark,

Valve Control Station—Sunoco Pipeline—Darlington Tract

Joe Riper, legal representation for Sunoco, and Don Zoladkiewicz, a community relations representative from Sunoco, were present to discuss the proposed valve control station on the Darlington tract. Mr. Riper provided the committee with photographs and a diagram. He explained that his client was asked to relocate the existing valve control station in order for the new SEPTA train station to be able to be constructed at Wawa. Relocating it to the existing easement in Darlington Park has been found to be the most feasible option. He verified that he has already had discussions with the Township's landscaping consultant about what would need be to done and that Sunoco would comply. Mr. Zoladkiewicz commented that vegetation will block the facility from view in a natural way and that a 6 foot solid board, wood fence with barbed wire on the top will also surround the valve control station.

Mr. Galloway asked what would happen if somebody managed to get over the fence. Mr. Zoladkiewicz explained that the valves are typically secured. He stated that the valves are partially automated and can be controlled either manually or with the power box. Mr. Galloway asked why this station was manual and not run by a computer. Mr. Zoladkiewicz stated that there was not a need for this technology due to the primary purpose of this facility to be a location for a manual shutoff if there was ever a need.

Ms. Bradshaw commented that the proposed dimensions of 50 feet by 52 feet seem larger than the existing valve station and asked why this was the case. Mr. Zoladkiewicz confirmed it was bigger and stated this size expansion was only temporary for construction purposes. He emphasized that the valves were not that large but extra space around them would be needed in order for trucks to be parked in the enclosure when Sunoco employees are working on the facility. Ms. Bradshaw asked how far back from the road this facility would be and Mr. Zoladkiewicz stated 300 feet.

Mr. Riper asked Mr. Zoladkiewicz to address the Township's question about how this project was related to Mariner East 2 (ME2). Mr. Zoladkiewicz explained that ME2 has been approved and budgeted at $2,500,000,0000. A portion of Chester County has routing defined and Sunoco is considering using existing infrastructure to get to Marcus Hook, or if it would be more feasible to use the Mariner 1 corridor through Chester County into Delaware County. Ms. Bradshaw asked if he was anticipating any pushback and Mr. Zoladkiewicz stated that would depend on the part of the State. Ms. Bradshaw asked who approved the pipeline going through the state and Mr. Riper responded the Federal Energy Commission has some jurisdiction, but the concept was approved by the PA Public Utilities Commission (PUC).

Mr. Clark noted that the *Daily Times* reported ME2 would be following the existing Mariner East pipeline, which does not go through the Linvill property. Mr. Clark explained that the Township's

concern is that the newspapers are reporting the project has local municipality approval. He asked if Township approval of this valve station would impact ME2. Mr. Zoladkiewicz explained that this proposed valve station is not covered under PUC but noted Sunoco did not need a building exemption for it.

Ms. Bradshaw commented that she does not have a problem with the proposed valve station in itself, but is leery of potential issues in the future with this station and other projects. Mr. Clark commented that Mr. Sullivan is looking into the easement to see what specifically Sunoco would be allowed to do. For instance, there is a distinction between underground and aboveground use. He also noted that the Darlington tract was acquired for open space use. Therefore the views of this property have to be considered and an ordinance granting additional easements may be needed.

Mr. Zoladkiewicz emphasized that Sunoco's main concern at present is that this line is scheduled to be removed from service in June and that the tie-in to a new valve station would need to take place at that point. He expressed that June was a critical deadline for Sunoco. Mr. Riper noted he would call Mr. Sullivan the next day. He commented that there was also a question as to whether or not Sunoco was considered a public utility. If that is the case, Township approval would not be needed. Mr. Riper planned on looking into this as well.

Floodplain Ordinance Update

Mr. Clark explained that all of the County municipalities were invited to a session with PEMA, which went over new requirements for municipal floodplain ordinance. As a result of this meeting, it was determined that the 2009 and 2010 floodplain ordinances need to be updated to include PEMA's model ordinance, which is intended to make regulations more understandable. Mr. Clark stated that a consultant working for the state would handle the text preparation but the Township would need to put it in its own format. Mr. Clark explained that the floodplain regulations are currently in the zoning ordinance and it may need to be moved to its own ordinance. PEMA is requiring the ordinance be adopted by September.

Mr. Quinn asked why this needed to be done and Mr. Clark stated that if the Township was not compliant with the regulations then it would not be eligible for the federal floodplain insurance program and that property owners in floodplain areas would not be able to purchase federal flood insurance.

Amendment of Subdivision/Land Development Ordinance and Erosion Control Ordinance

Mr. Clark explained that Mr. Janetka sent a memo to the Township outlining areas of inconsistencies between the subdivision/land development ordinance and erosion control ordinance. Mr. Janetka recommended these areas be addressed before the larger projects started in the Township. Mr. Clark noted that he planned to have a meeting with Mr. Janetka and Ms. Merino to identify where the changes need to be made. Mr. Clark advised getting a second opinion on these changes since Mr. Janetka's firm, Kelly & Close, also represents Penn State University for their proposed expansion project. Mr. Galloway agreed, stating the second opinion should be sought after Mr. Janetka finishes outlining

the inconsistencies and recommends how to fix them. Ms. Bradshaw agreed as well. Mr. Clark stated he would move forward with the meeting.

Prior to adjournment, Mr. Clark noted that Mr. Sullivan, on behalf of Ray Iacobucci, informed him that Mr. Iacobucci is in discussion with Peter Wolff about purchasing his property and another property near it in order to construct townhouses, but in a way that may accommodate PADOT with traffic improvements in the area. He asked if the committee would be interested in a meeting on this topic. All three committee members agreed. Mr. Quinn asked the meeting take place after 5:30.

Adjournment

This meeting was adjourned by Ms. Bradshaw at 6:40 PM.

Respectfully Submitted,

Amanda Allen, Recorder