



TOWNSHIP OF UPPER UWCHLAN  
CONDITIONAL USE HEARING  
March 29, 2022  
6:30 PM  
Minutes  
Approved

**LOCATION:** This was an in-person Hearing, held at Shamona Creek Elementary School, 501 Dorlan Mill Road, Downingtown PA 19335, with audio-only attendance via Zoom provided as an option. The meeting's public notice instructed those interested in listening to the meeting via Zoom to email the Township Manager for the link and password to join in the meeting.

**Attending:**

**Board of Supervisors**

Sandra M. D'Amico, Chair  
Jennifer F. Baxter, Vice-Chair  
Andrew P. Durkin, Member

Kristin Camp, Esq., Township Solicitor  
Mark Hagerty, Court Stenographer

Mike Crotty, Esq., Planning Commission Counsel

**Township Administration**

Tony Scheivert, Township Manager  
Shanna Lodge, Assistant Township Manager  
Gwen Jonik, Township Secretary  
Rhys Lloyd, Building Code Official  
Anthony Campbell, Zoning Officer  
Dave Leh, Township Engineer  
Matt Brown, Township Wastewater Consultant  
Sheila Fleming, Township Planner  
Chris Williams, Township Traffic Consultant

Mrs. D'Amico called to order at 6:34 p.m. Conditional Use Hearing #4 for Toll Mid-Atlantic LP Company regarding their 100 Greenridge Road Application. There were approximately 50 citizens in attendance, plus 4 audio-only.

Ms. Camp conducted the Hearing. Mr. Hagerty recorded the proceedings, and his transcript is the official Record of the Hearing. The following is an informal summary of the Hearing.

Alyson Zarro, Esq., representing Toll Mid Atlantic, distributed Applicant's Exhibits A-20 through A-24 and resumed examining witness, John Baionno, Project Engineer with ESE Consultants. He provided testimony regarding the roadway location, the precautionary and prohibitive slopes on the property, storm water runoff pre- and post-construction, wetlands delineation.

At the conclusion of Mr. Baionno's testimony, the following Parties -- Mr. Crotty, Jon Long, Dave Butte, Steve Egnaczyk, Jordan Rajan, and Ms. Camp -- asked questions about slope disturbance, storm water basins and runoff calculations, retaining wall along the roadway, storm water impact on wastewater disposal fields, infiltration studies.

The Board of Supervisors questioned engineering designs for the Zoning Hearing Board variance application and the wetlands delineation.

Following being sworn in by Mark Hagerty, Fred Ebert, a sanitary sewer expert, was examined by Ms. Zarro. Mr. Ebert provided testimony regarding test pits, the 5.4 acre proposed drip irrigation field, soil drainage, the 2.8 acre proposed drip irrigation field, the collection and treatment route, the necessary disposal capacity, and groundwater monitoring wells.

The internet went down @ 7:30, affecting the audio-only participants, so a short recess was taken. The Hearing resumed at 7:42 p.m. when the internet was operating.

Mr. and Mrs. Mark Robinson recently moved in near the project on Greenridge Road and requested Party status. Ms. Zarro approved of their entry as a Party.

Following Mr. Ebert's testimony, the following Parties – Mr. Crotty, Jon Long, Dave Butte, Steve Egnaczyk, Brian Podvia, John Quake, LeeAnn Smith, Elizabeth Woodward -- asked Mr. Ebert questions regarding aboveground structures, odors, stormwater impacts, disposal field soils, dedication to the Authority/Township, impact on neighbors' wells, maintenance responsibilities, treated wastewater quality, useful life of disposal fields, effluent temperature, soils, impact on Black Horse Creek and Marsh Creek Lake, sewer pipe location, increased flow since pandemic, disposal field failure.

The Board of Supervisors asked about the useful life of the tube filters in the drip fields, field location selection, monitoring wells, fencing, contingency capacity calculations, test pits, pumpstation locations, and odors.

At 9:13 p.m., went off the record to pick the next hearing date(s). Back on the record, Ms. Camp announced the next hearings would be held Monday, May 9, 2022 at 6:30 p.m. and Monday, May 23, 2022 at 6:30 p.m., hopefully at Pickering Valley Elementary, or Shamona Creek Elementary.

Adjournment

There being no further business to be brought before the Board, Mrs. D'Amico adjourned the evening at 9:08 p.m.

Respectfully submitted,

Gwen A. Jonik,  
Township Secretary