

Planning Commission Meeting Minutes
July 18, 2018

Present: Denise Disney, Elizabeth Jenkins, Chris DeBruyn (Chair), Steve Minton, Nancy Templeton

Not Present: Rex Brien, Don Jones, James LeVine, Laura Poltronieri, David Virgil

Act 537 Presentation – DELCORA’s Feasibility Study for the Central Delaware Pump Station

Summary: Motion was made to approve the proposal with the recommended alternative (Option #2) so long as steps were also taken to address inflow and infiltration (e.g. do updated studies, provide recommendations on best practices to municipalities).

- Representatives from the Delaware County Regional Water Quality Control Authority (DELCORA) were present to discuss the approval of alternatives to address capacity issues at the Central Delaware Sewage Pump Station
- Central Delaware Pump Station has had a series of overflow events during peak wet weather
 - Act 537 – Each town must plan how to treat and collection their sewage. Plan must be approved by PaDEP. Once you have overflows, fines increase for every overflow. We are one of 12 towns whose sewage flows through this location.
- Options to address overflow:
 - 1: Upgrade DELCORA Central Delaware pumping station
 - Install additional and larger pumps.
 - Est. Cost: \$11.4M
 - 2: Divert flow from Central Delaware Pumping Station to the Crum Creek Pump Station.
 - Would require the construction of a new force main and adding capacity to the Crum Creek Pumping station.
 - More sewage would be pumped to the Western Regional Treatment Plant (Chester) vs. Philadelphia Southwest Treatment Plant.
 - Est. Cost: \$8.6M
 - 3: Fix inflow and infiltration issues
 - Reduce stormwater inflow and infiltration into the sanitary sewage lines.
 - Est. Cost: \$34.2M
 - 4: Do nothing
 - Est. Cost: Indeterminate
- Option 2:
 - Preferred option of DELCORA consultants
 - Already planning on upgrading capacity of Crum Creek Pumping station; can piggyback on that project
 - Philadelphia SW Plant is going to have increasing costs for DELCORA based on their PaDEP requirements over time (Philly is being required to reduce I&I).

Option 2 would send more to the Chester treatment plant and so reduce volume sent to Philly.

- Inflow and Infiltration
 - Isn't likely to be a "smoking gun" institution. Probably small-scale residential problems (e.g. sewer curb traps, sump pumps connected to sewer lines) on a massive scale
 - Based on other studies: \$34M would be the likely cost to study and achieve a roughly 10% reduction. Hard to predict the actual amount that will be able to be changed and when.
 - Storm events over 2 inches seems to be the point where the overflows start.
 - No towns in this study have combined sewer systems.
- Option 2's New Forced Main Pipe has 3 Proposed Routes:
 - Routes 1, 1A, 2 - all located in Eddystone
 - 1A: Would include more residential construction areas
 - 1: Lots of utility buildings, don't know what they're going to hit when they start digging
 - Preferred Route: #2
 - Less cost (if everything goes well when acquiring right of way), more commercial properties and fewer residential
- Planning Commission Recommendation
 - Approve but ask that DELCORA put together inflow and infiltration (I&I) plan and take action toward reducing I&I as well.
 - Focus on I&I is important. Need to address the long-term problem.
 - I&I issue in residential homes mostly addressed at point of sale. Is there something that could be done for homeowners in the meantime? Information advertised by town & EACs etc.?
 - Can also reduce some capacity in homes (low flow showerheads, etc) but that is planned use (dry weather flow rates) and overflow problems are due to rainwater events (stormwater).
- Motion: Motion was made to approve the proposal with the recommended alternative (Option #2) so long as steps were also taken to address inflow and infiltration (e.g. do updated studies, provide recommendations on best practices to municipalities).
 - All in favor

Review of Draft Family/Caregiver Suite Ordinance for Swarthmore Borough

- Some members thought that we should just define kitchen and not the additional requirements around who can live in the suite (i.e. a family member or caregiver for an elderly individual or a person with a disability) because it would be too hard to enforce. Cited the Aging in Place report's recommendation around having the ability to rent out a space as an extra income stream.
 - Basically, enhance the lodger/border requirement (currently, you can have up to 2 unrelated persons) by allowing homeowners to put in an efficiency kitchen.

- Planning Commission had moved away from accessory dwelling units (i.e. separate structures) because of all of the restrictions that we felt we'd need to include.
- A majority of members wanted to keep the spirit of the requirement (i.e. a family or caregiver suite) clear.
 - Would be a Special Exception.
 - Current homeowner would be asked to annually register who is occupying the space.
 - Provides some leverage for neighbors to address their concerns to the Borough (if necessary).
 - If sold, new homeowners would still need to meet requirements or take out the efficiency kitchen. Clear language would hopefully help keep real estate agents and prospective home buyers on the same page.
- Jane Billings, Borough Manager: "Mother-In-Law" suites are what I have been asked the most questions about by residents. This draft would meet that need.
- Carol Meneke, Aging in Place representative: This is good first step.
- Is it ready to go to Borough Council's Planning and Zoning Committee? Jane and Betsy will bring two drafts (Chris's and Jane's) with edits indicated below for review and comment.
- Edits to document:
 - Edited "Preamble" to reflect "Providing alternative living arrangements...for an age friendly community."
 - Take out 500 sq. ft, just have percentage.
 - Change the code reference to special exception (incorrect in current doc)
 - Edit efficiency kitchen definition: Change to something like "can't have built in appliances" vs. limited to microwave oven, etc.
 - Goal: Can't have an oven or a stovetop with more than 2 burners
- Motion: Send drafts of ordinance to Planning and Zoning for review and comment?
 - All in favor.
- Motion to adjourn the meeting.