



## Cumberland County Review Report

Cumberland County Planning Department  
 310 Allen Road, Suite 101  
 Carlisle, PA 17013  
 Telephone: (717) 240-5362

<i>Name of Amendment:</i>				
Preapplication Consultation and Emergency Access				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Hampden Township	03/05/2020	3/25/2020	EG	KS
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
SALDO Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Proposed text will require a \$1,000 deposit for the preapplication plan review and amend the requirements for emergency access.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Generally Consistent		Project is Generally Consistent		
<i>Comments and Recommendations:</i>				
<u>The following comments refer to the Preapplication Consultation amendment:</u>				
<ol style="list-style-type: none"> <li>1. In proposed Section 301.2, third sentence from the end should read "If additional funds are not provided, the Township will notify..."</li> <li>2. The current purpose stated for a preapplication consultation in LDO 301.2 is to receive official classification of the development and the advisement of the proper procedure to follow. It is unclear if providing this information is subject to the \$1,000 escrow under the proposed amendment. If it is expected that not all meetings with staff will be subject to costs described in the proposed ordinance, there should be a process for notification of the applicant/developer when the review fees will apply.</li> <li>3. The condition for return of the balance of the escrow described in the ordinance is the submission of a land development or subdivision plan. If the developer/applicant decides not to pursue the development based on information provided in the review, will the applicant be eligible to receive any unexpended funds? Can the funds remaining in the preapplication consultation escrow be rolled over to cover all or part of the \$1000 plan submission escrow? The policy should clarify this issue.</li> </ol>				
<u>The following comments refer to the Emergency Access provisions:</u>				
<ol style="list-style-type: none"> <li>1. The proposal is generally consistent with the Cumberland County Comprehensive Plan Grow Goal #3 pertaining to Community Facilities in supporting efficient and effective emergency services by providing access requirements for emergency vehicles and equipment.</li> <li>2. The proposed amendment is consistent with the Hampden Township Comprehensive Plan goal CF-2 to maintain the quality of emergency services by providing for safe routes of ingress and egress during emergency conditions.</li> </ol>				

3. Existing LDO Section 2006.A requires that not more than 24 dwelling units may be served by one point of ingress or egress. The proposed ordinance requires that emergency access be provided for developments containing 20 or more dwelling units and/or gross aggregate floor area of 15,000 square feet or greater that essentially have one point of access. The provisions of the proposed ordinance should be consistent with this section of the ordinance.
4. Section 16.C – The emergency access must be located not closer than 150' from a public or private street. This section should clarify where that 150' is measured from. Is it a horizontal distance from the public/private street or a 150' distance from point where the public/private street accesses subdivision or land development?
5. Section 16.C – Does a subdivision or land development with two separate points of access on the same street require an emergency access?
6. For subdivisions and land developments that have occurred prior to adoption of the proposed ordinance, evaluation and recommendations should occur to insure consistent provision of emergency access across the Township.

*“Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records.”*