

EAST MANCHESTER TOWNSHIP
Board of Supervisors
March 13, 2018

Present: Chairman Steven H. Gross, Jr., Supervisor Barry E. Rudisill, Attorney Stephanie Kogut, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Kristie Masemer, Recording Secretary, and nine citizens. Absent: Vice-Chairman David L. Naylor.

At a regular meeting held at the township building, Chairman Steven H. Gross, Jr. called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was given to the Flag of the United States of America.

Chairman Gross disclosed that, since the meeting of February 13, 2018, the majority of the Board met with the Fire Chiefs to discuss the agreement that the Board discussed last month. The result of that meeting was that the Township will **not** be asked to sign that agreement.

Correction to the minutes of the meeting of February 13, 2018: page 2, third paragraph, "John and Tara Kessler, 160 Abbey Drive, said there wasn't enough ~~to~~ snow to be hazardous." Delete the superfluous word. **Motion by Chairman Gross, second by Supervisor Rudisill, to approve the minutes of the meeting of February 13, 2018, as amended. All members voted aye; motion carried.**

Chairman Gross noted that after last month's meeting, the Township received several letters and emails commending the Zoning Officer and in support of the Township's position on the snow removal.

Public Comments

Nothing at this time.

Emergency Services Report

Fire Chief's Report – Chief Clabaugh added nothing to his report.

The ambulance representative noted that outstanding funds are being collected slowly and surely.

Chairman Gross is amazed at the number of false alarms reported each month.

Special Requests

JPM Northern (*tabled in February*)—stormwater pond, Northern Heights. Mr. Gentzler inspected the location and feels that the area can certainly go without a fence. Chairman Gross feels that this should be the last item considered by the Board – the applicant should complete all other items before the Board rules on this waiver. From the audience, Joel Klinedinst asked if it would be a good idea to send a letter to the neighbors to get their position on the fence or no fence. Mr. Gentzler feels that it wouldn't be the Township's duty to send such a letter; the developer should do that. Mr. Gentzler will request that the developer send such a letter. The Board is leaning in favor of granting the waiver; the developer should discuss it with the neighbors.

Talen Energy – Release of Surety Bond (*tabled in February*) (Under Mr. Trout's report)

York County Quick Response Team -- to be discussed at a different meeting.

Tax Exonerations – **Motion by Supervisor Rudisill, second by Chairman Gross, to grant this exonerations request in the amount of \$26.11 for Croskey. All members voted aye; motion carried.**

Quigley Motors Waiver Request – Adam Anderson, SDC, was present on this application. The Planning Commission recommended approval of the waivers. Waivers requested: [added today], Section

208-44.F, slopes must be minimum 10' away from ROW or streets. Previously requested: Section 208-21.A, preliminary plan; Section 208-31.A.3.a.13, traffic impact study; Section 208-46.B, street widening and dedication of additional ROW; Section 208-47.B, sidewalk installation; Section 208-49.B.1, payment of rec fees.

Motion by Chairman Gross, second by Supervisor Rudisill, to grant all waivers requested by Quigley Motors EXCEPT the sidewalk waiver. From the audience, Robert Nace noted several other businesses in the area that do not have sidewalks. Mr. Gross feels it's time to issue the 6-month letter to say that the businesses must install the sidewalks. Mr. Nace wonders if it's premature to do so. *Vote on the Motion:* All members voted aye; motion carried.

Penn Waste – Patty Fisher of James Holley Associates was present on this plan which proposes a fueling station. There are no outstanding issues. Three waivers requested: preliminary plan, Section 208-21.A; slopes must be within a minimum of 10' from streets or ROW; basin side slopes of 3:1, Section 199-15.R.

Motion by Supervisor Rudisill, second by Chairman Gross, to grant the waivers for the following sections as referred to above: 208-21.A; 208-44.F; and 199-15.R. All members voted aye; motion carried.

Motion by Chairman Gross, second by Supervisor Rudisill, to accept \$3,200 in rec fees as calculated by the Township Staff as part of this plan. All members voted aye; motion carried.

Motion by Chairman Gross, second by Supervisor Rudisill, to approve the plan for Penn Waste Fueling Station, seeing as all issues have been resolved. All members voted aye; motion carried.

Kudos to everyone involved with this plan – Mr. Gentzler noted that this was the smoothest operation of a plan through the Township system as he has seen in a long time.

Correspondence

DCNR – Bureau of Recreation and Conservation – Mr. Trout will follow up.

Brunner Island Electric Generating Station Permit – no public meeting scheduled just yet.

DEP/Penn Waste Permit – FYI, no issues with the permit; no comment by the Township.

Solicitor's report – Attorney Stephanie Kogut

- Canal Road Traffic Improvements – no updates yet.
- PMRS Pension Plan Ordinance – agreement submitted; still awaiting a signed copy.
- Brunner Island Fishing Access/Air Quality Permit/NPDES Permit – comments were submitted; nothing else to report. Anything on the water quality permit? Attorney Miller sent out a comment letter in February.
- Orchard Business park agreement in the works
- Elder care appeal scheduled; should someone appear at that hearing? No.

Resolution prepared to change Gea Drive to JCI Way. **Motion by Supervisor Rudisill, second by Chairman Gross, to adopt Resolution 2018-6, changing the name of Gea Drive to JCI Way. All members voted aye; motion carried.**

- Cameras in park – bills should be sent to the joint recreation board.
- DEP comments to the PRP plan examined; will work with Mr. Trout.

Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plan

PRP Plan – DEP Comment Letter received – Mr. Trout condensed the comments into a memo for the Board to review. Mr. Trout would like to call DEP to discuss the comments. He has some questions on the comments on which he'd like to get clarification. Perhaps it would be good to have a work session to go over these comments. The Board authorized Mr. Trout to contact DEP and discuss things prior to the Board members' work session with Mr. Trout. Also, Mr. Trout should ask for an extension of time on this matter. Will do.

Motion by Chairman Gross, second by Supervisor Rudisill, to approve, per the recommendation of the Township Engineer, the reduction in the final surety of the Brunner Island Gas Co-Firing Project in the amount of \$126,830.81, leaving a balance of \$269,200.19. All members voted aye; motion carried.

Sheetz had a gas spill and filed an inspection report. No gasoline escaped to the stream behind the property. Less than one gallon was involved. All good. Mr. Trout is still following up on some other issue.

Road maintenance bonds were discussed. The 18-month time is set by the Municipalities Planning Code. Could that time be extended via the developers' agreement? Uncertain. The developers might balk at that. Worth a try.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority –The problem in Mt. Wolf was identified, new blower motors will be installed and will be compatible with the motors in Saginaw. Good money well spent.

Recreation Board – Minutes are available for review. Six directors are to be hired, one per 20 children.

Public Works Director – nothing to add.

Zoning Officer – from January, 104 snow and ice citations issued. Fifty-four were either found or pled guilty. There were 11 court hearings, all found guilty; 38 were withdrawn; six never pled and will go to warrant status. No February stats yet.

Today a submission was received for an NPDES permit for Principio site on Zion's View.

The Zoning Hearing Board conditionally approved Kling Group's special request, with several conditions, one being a land development requirement.

How about 462 York Street? That fire was back in the summer, more than six months ago. The owner has not made any progress in cleaning up this property, and Chairman Gross has received some complaints about this. How to proceed? The Township is holding some funds which can be used to handle the clean-up. Let the property owner know that the Township will be proceeding with demolition and clean-up. Be sure to let the Sewer Authority know.

Motion by Chairman Gross, second by Supervisor Rudisill, to authorize staff to proceed with the clean-up of 462 York Street, whatever that might involve. All members voted aye; motion carried.

Chairman Gross noted that a property owner of a very large new home appealing a tax assessment.

Supervisor Rudisill -- mobile home on George Street, needs some attention for clean-up. Are they violating any ordinances? It looks very junky. Mrs. Masemer will check it out.

Mr. Gentzler referred to a letter dated March 5 from Felicia Dell to introduce the York County Stormwater Authority. She is asking for a Township representative to attend. Not likely.

There has been a request by Triple Crown Corporation, Rentzel's development, to close roads "in the back." A chain and key system was proposed. It was noted that these roads don't even belong to the Township. The Board will not make a motion to grant such a request. Mr. Gentzler will inform the

appropriate person.

Land Development/Subdivision –

Land Development Plan, Penn Waste Fueling Station (addressed above)

Supervisor's comments

Supervisor Barry E. Rudisill – nothing at this time.

Chairman Steven H. Gross, Jr. – **Motion by Chairman Gross, second by Supervisor Rudisill, to authorize Erdman Anthony to send via certified and regular mail the second letter about the road improvements. All members voted aye; motion carried.**

Motion by Chairman Gross, second by Supervisor Rudisill, to pay the bills as presented. All members voted aye; motion carried.

Motion by Supervisor Rudisill, second by Chairman Gross, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary