

EAST MANCHESTER TOWNSHIP
Board of Supervisors
July 11, 2017

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Douglas Myers, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Kristie Masemer, Recording Secretary, and 14 citizens.

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 on June 13, 2017, the Board neither met nor conducted any business.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the minutes of the meeting of June 13, 2017. All members voted aye; motion carried.

Public Comments

None at this time.

Emergency Services Report

Fire Chief's Report – the report is on file. Mr. Gentzler noted that there was a concrete spill in the Township, and the fire department hosed off the residue. Company to be billed.

Special Request

Nothing at this time.

Correspondence

Giant/Liquor license – the Township doesn't need to take any action unless it is opposed to Giant's having a liquor license. If it's in opposition, the Township should send a letter to the PLCB. No opposition to be voiced.

Commuter Services of PA – information only

Solicitor's report – Attorney Douglas Myers

- Municipal Waste Contract – all is progressing well. New recycling carts are being delivered.
- Leppo property – Mr. Myers requested a brief Executive Session following this meeting to discuss this item and a tax assessment appeal matter
- Police Board – nothing discussed
- Agreement of Sale – will be discussed in executive session
- Chesapeake Bay Pollutant Reduction Plan Intergovernmental Agreement – The Board doesn't want to participate in this agreement because of the high cost involved. It's a good idea, they just don't see it as affordable. Lee Murphy, PA DEP, was present to discuss the MS-4 plan and give some information. He explained the reasons for the Pollutant Reduction Plan, noting stream pollution and erosion. The idea is to reduce the big rush of water that heads to the streams following a storm. DEP is flexible on how this is accomplished. He strongly urged the Township to submit its plan by the mid-September due date. Supervisor Rudisill noted that to comply with

DEP's suggestion for this plan/agreement, the Board would most certainly need to raise taxes, which is not an option for this Township. Chairman Gross reminded Mr. Murphy that the Township has complied with DEP's requirements and regulations for the past many years. He also said that \$85K is too much to ask this Township to pay; how about \$10K? That's about the limit of what is affordable. Where does it end?

Also from the audience, Pam Shellenberger, YCPC, noted that Mr. Trout did supply some figures to the County relating to the sediment reduction and load that the Township has to deal with.

Mr. Gentzler asked if some municipalities are exempt from this requirement. Mr. Murphy noted that some small municipalities have requested waivers from the MS-4 plan requirement. He explained how the agency arrived at the percentages.

Vice Chairman Naylor asked if it might be better for each municipality to work separately rather than combine into an overall project. Usually not, as costs are usually lower spread across more entities. So far, EMT is the only MS-4 municipality that has indicated that it is opting out of this agreement. Supervisor Rudisill confirmed that the Township can apply and receive grant funding to reduce the sediment loads in the two troubled streams in the Township. Mr. Murphy urged everyone to explore creative solutions to the problems.

Mr. Trout commented that 20% of the cost already includes estimated grant funds. He also noted that some old-style fixes to solutions are no longer viable options.

Bottom line – the Township needs to let the YCPC know if the Township will be signing the agreement and advertising and adopting an ordinance. If the Township doesn't participate, it needs to do its own plan, due mid-September. Mr. Trout has said that he cannot possibly formulate a plan within that time frame, so it'll be definitely be late.

Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plan

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the final surety reduction for Green Ridge stormwater basin in the amount of \$5,000, leaving a balance of \$0, per the Engineer's recommendation. All members voted aye; motion carried.

Mr. Trout voiced his concern that retro-fitting basins, etc., in this Township might be difficult because of the soils and high-water tables. Projects might well be more involved than originally thought.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – Minutes

Joel Klinedinst reported that the Authority will be doing some negotiating for some farm acreage to be transferred to another agency. Reports as progress warrants. Also, finances are looking better.

NEYCSA 2016 Audit – no discussion

Recreation Board – Minutes

Quotes for surveillance systems at the park – **Motion by Vice Chairman Naylor, second by Chairman Gross, to approve the installation of a surveillance system for the park, recommending to the Rec Board to select the system that equal to or better than the system that is in the Mt. Wolf park, provided Manchester Borough pays 50% of the cost, . All members voted aye; motion carried.**

Public Works Director –

Mr. Gentzler noted that the summer road improvements will start very soon. Also, Fourth Street in Saginaw has a hump in the street that should be addressed. The Board members will inspect it and give the go-ahead. Mr. Gentzler noted that there is sufficient money in the budget for this project.

Zoning Officer –

Planning Commission Minutes are on file

Mrs. Masemer reported that the new owner of the storage unit/car wash is a local person who wants to put a fast food establishment on that site. It's a work in progress.

Stormwater Coalition Final Cost Scenario

Land Development/Subdivision –

Tiger Trash, Land Development Plan

Jim Barnes of James Holley and Associates presented this plan involving 5 acres at 265 Steamboat Boulevard; Plan 170305, dated 5/26/17, latest revision dated 6/28/17. Tiger Trash wants to move its operations to EMT. They will construct a building to house a 7500 square-foot shop area and a 1500 square-foot office area. The area is served by public water and sewer. This is a roll-off operation involving construction debris; there is no residential trash collection. There are 15 employees--4 in the office, 2 in the shop, and the balance as drivers. The drivers arrive onsite, get their assignments, take the trucks out, return to the facility later in the day, and leave the trucks there overnight. The owner is JJ Two, Jim Craft. The owner will, upon approval of the plan, etc., sell the property to Tiger Trash.

Two waivers are requested for preliminary plan and encroachment of 10' for 4:1 slopes on the north side of the property. Mr. Trout recommends the second waiver for the slope encroachment.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the waivers for preliminary plan and encroachment of slope as presented. All members voted aye; motion carried.

Mr. Myers noted that the approval should be subject to the name change being effected and the developer's agreement and stormwater agreement being recorded. This plan needs to be approved and recorded before ownership will be transferred. The building permits should be held until the process is completed.

There are three outstanding items – Sewer Authority signatures, letter of credit, and E&S Plan approval (all are in the works).

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the plan for JJ Two/Tiger Trash, subject to the satisfactory resolution of the following outstanding items: 6E, Sewer Authority signatures; 6F, E and S Plan approval; 6G, surety; the plan will be approved in Jim Craft's name; no permits will be issued until the deeds are transferred and documents (stormwater and developer's agreements) recorded.

Discussion – Vice Chairman Naylor is uncomfortable conditionally approving a plan with any open items. He feels that the “no open items” rule should stand. From the audience, a representative from Tiger Trash hoped that the Board members will conditionally approve this plan tonight so that the operation can get underway. Mr. Myers noted that even if the plan had been presented with the outstanding items accomplished, the messiness of the ownership transfer and agreement recording would still need to be addressed as such.

Vote: two members voted aye; Vice Chairman Naylor opposed. Motion carried.

East Manchester Township, Subdivision Plan – Byron Trout, Gordon Brown, presented this plan, Drawing L5695, dated 5/25/17, Revision 2 dated 7/6/17 – this is a Final Subdivision to combine three lots on the west side of the current Township property and combine a lot on the east side of Sherman Street

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with another property, the current maintenance facility. Outstanding issue is surveyor's signature/seal. Three lots to combine into one on west side, two lots into one on east side. One waiver is requested, preliminary plan.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the waiver for preliminary plan as presented. All members voted aye; motion carried.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the Subdivision Plan for East Manchester Township, contingent upon the completion of the surveyor's signature and placement of monuments on the Leppo lot. All members voted aye; motion carried.

Supervisor's comments

Vice Chairman David L. Naylor – question for Mt. Wolf fire company personnel – yes, they were involved with the recent water rescue. The child was not actually in the water. All's well that ends well.

Supervisor Barry E. Rudisill – four people asked him about the delivery of the new recycling totes. They're being delivered already.

Chairman Steven H. Gross, Jr. – will turn in the receipt for the Memorial Day flowers. Also, kudos to the people who maintain Gut Road – good job! He saw a lot of family activities going on, fishing and the like. He feels that this type of outdoor activity should be encouraged. This area might be an overlooked asset in the Township. Keep up the good work! Third, sidewalks are being installed by the Record Club and others in the area. Mr. Trout is on top of the situation.

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

Motion by Chairman Gross, second by Vice Chairman Naylor (?), to recess to Executive Session. All members voted aye; motion carried. The meeting recessed at 8:50 p.m.

The meeting reconvened at 9:30 p. m.

Chairman Gross moved to approved Resolution 2017-9, to purchase parcel 26000 MI-0049 for the price of \$14,000. Vice-Chairman Naylor second. All members voted aye. Motion carried.

Vice-Chairman Naylor moved to direct the Solicitor appeal the tax assessment at 1605 Bartlett Dr. Chairman Gross second. All members voted aye. Motion Carried.

Motion by Vice Chairman Naylor, second by Chairman Gross, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:42p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary