

EAST MANCHESTER TOWNSHIP
Board of Supervisors
July 12, 2016

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Andrew Miller, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Kristie Masemer, Recording Secretary, and 13 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 of June 14, 2016, the Board neither met nor conducted any business.

Motion by Naylor, second by Rudisill, to approve the minutes of the meeting of June 14, 2016. All members voted aye; motion carried.

Public Comments

Chairman Gross reported that there was a fire on the fourth of July at an abandoned house that was reported to be in East Manchester Township, but it's actually in Manchester Borough. Duly noted and corroborated by Chief Stevens.

Emergency Services Report

Fire Chief's Report – Chief Stevens reported that there are some irregularities in the box system. Investigation continuing.

The representative from the ambulance company was present. Chairman Gross provided her with a report that the Board just received today. She will review the information therein.

Chairman Gross expressed his gratitude to the Mt. Wolf Fire Company for saving his burning field at midnight on July 3 and 4.

Special Requests

Tax Exoneration Requests – Mr. Gentzler noted that, at last month's meeting, the Board denied some tax exoneration requests, thinking that they were all assessment appeals. The requests are not all appeals (Barnhart Drive, demolition; Maryann Drive, miscellaneous correction by the County, \$54.63; Zion's View, building removal). **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to grant the tax exoneration requests as requested for \$54.63, Maryann Drive; and \$10.44, Mt. Hebron Road. All members voted aye; motion carried.**

Structure within ROW – Mrs. Masemer reported that the structure is located at 170 Burberry Lane, Asbury Point, where the property owners started building a mailbox structure within the ROW. The road crew will definitely have an issue with that. Mr. Gentzler noted that he will always be opposed to structures within the ROW, mainly for snowplowing safety and other possible situations. His feeling is that the only structure that should be permitted within the ROW is a standard mailbox. For this situation, snowplowing would be the issue; Mr. Gentzler doesn't feel that there's a safety issue regarding traffic, as this location is on a cul-de-sac. Would the owners sign a waiver noting that they will not hold the

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Township responsible for any damages that might occur to the structure as a result of the discharging of their normal duties? The owner, Richard Csutoras, spoke. They will definitely sign the waiver. He noted that they investigated the possibility of a regular pole, but they were worried about the gas line that runs directly beneath the mailbox location. **Motion by Supervisor Rudisill, second by Chairman Gross, to permit the structure in the ROW, as long as the owners sign the appropriate waiver, exonerating the Township of damage responsibility. Discussion: is this setting a precedent for other, future situations? All members voted aye; motion carried.** In general, in the future, Mrs. Masemer should feel free to make that decision.

Correspondence

York County 2016 Heritage Preservation plan review – no one was present on this issue.

Solicitor's report – Attorney Andrew Miller

- Traffic Regulation Ordinance – nothing discussed
- Floodplain Ordinance Grant Money – nothing discussed
- Zoning Ordinance Amendments – The Board members were given the amendments to the Zoning Ordinance including utility shed setbacks and buffers/screening. They agreed with the Planning Commission's recommendation for a 5' setback for utility sheds. **Motion by Chairman Gross, second by Vice Chairman Naylor, to submit the Ordinance amendments to the Planning Commission as revised tonight (5' utility shed setback) and proceed with the procedure to advertise for adoption at the September meeting. All members voted aye; motion carried.**
- **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to adopt Ordinance 2016-2, vacating the temporary cul-de-sac of Gea Drive for the Hillwood project. All members voted aye; motion carried.**
- Surety for Rentzel Heights from Triple Crown – the ball's back in Triple Crown's department to verify the amounts of the bonds. Hopefully, this can be wrapped up in August. Mr. Trout verified that Triple Crown requested some figures from him, so he will help with moving this process along.

Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

MS-4 and Chesapeake Bay Plans – DEP finalized the Township's application for 2018 – they will be asking for a Pollution Reduction Plan. The County will use the grant money received for a county-wide plan, similar to the Chesapeake Bay plan that's currently in the works. The County will be requesting information from the Township on various BMPs. Farms will be inspected starting in 2018. Oh, goody.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – Joel Klinedinst noted that their new employee is working diligently to recover money that is owed to the Sewer Authority. He gave the amounts owed by various municipalities, totaling over \$130K. Some of those property owners are indeed on payment plans, but even taking out that number leaves over \$80K owed. The Sewer Authority is working hard to recover those funds. Also, the Sewer Authority was fined \$1500 for misreading the meter. That faulty process has been corrected to prevent this from happening in the future.

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Recreation Board – Vice Chairman Naylor asked for clarification on the possibility that the Rec Board participate in the discussions with PPL. He feels that the Board of Supervisors should be participating in those discussions. He also asked about a representative of the RC Club on the Rec Board. Also, is there a need for joint activities? Discussion to be held. Mr. Gentzler added that Dottie will be moving, vacating her position on the Rec Board.

Zoning Officer – 845 Locust Street has been cited numerous times for possible condemnation. Finally, Mrs. Masemer has the owner's address and will work with her to resolve the issue. Also, she is investigating 705 Park Street to cite as a deteriorating structure/property; and 5230 North George Street Road has been condemned. She and Attorney Miller are working together to deal with the paperwork. She's working on all these properties to clean up the area.

Public Works Director – No additions to the report. Supervisor Rudisill asked about the crack-sealing process and gave some other locations. Chairman Gross noted that the line painter was fired. Mr. Gentzler added that next year, the bidding threshold will be between \$10K and \$20K to get telephone quotes for this service. He'd like to pursue the bidding/awarding process solo, as opposed to going in with seven other municipalities.

Land Development/Subdivision –

Quigley Motor Company Land Development Plan – Tom Englar, Site Design Concepts, was present with Todd Quigley, owner of the property. The applicant would like to expand its operation with one additional acre of paved area. Lighting will remain essentially the same; small modifications will be made. An NPDES permit is required. Township stormwater regulations will be observed. Minor outstanding items – E & S approval; NPDES permit, surety, agreements, stormwater plan and monument placement approval by Township Engineer. Mr. Trout noted that he has not verified the locations of the monuments, but will do that tomorrow. It was noted that most of the outstanding comments are related to stormwater and will be addressed with one approval. It just looks like several items.

Waivers requested: Preliminary plan (s.208-21.A); traffic impact study (s. 208-31.A.3.a.13); widening of existing cartways and ROWs (s. 208-46.B); 3:1 side slopes for stormwater (s.199-15.R); discharge of piping not in building setbacks (s.199-15.S); recharge facilities drained between 48 and 72 hours (s.199-17.B.3). Mr. Trout had no problem recommending that the Board grant these waivers. Chairman Gross noted that the Planning Commission unanimously recommended approval of the waivers.

Motion by Gross, second by Naylor, to approve the waivers as requested. All members voted aye; motion carried.

The applicant verbally requested a waiver of the rec fees for this plan (s. 208-49.B). **Motion by Chairman Gross, second by Vice Chairman Naylor, to grant the waiver request for rec fees. All members voted aye; motion carried.**

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the Land Development plan of Quigley Motor Company, subject to the satisfactory resolution of the following open items referred to above: 6A and 6B of Gordon L. Brown's letter; stormwater agreement, and developer's agreement. All members voted aye; motion carried.

Supervisor's comments

Supervisor Barry E. Rudisill – what about the Board Road brake retarder issue from last month? Mr. Gentzler spoke with the resident and River Stone about the problem. If there's no improvement, the resident will call Mr. Gentzler. Hydrant locations – Mr. Trout is checking on that. Also, did the sale of Rolling Meadows go through? Presumably. Also, pothole across the UCC church – PennDOT notified;

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no results yet. Supervisor Rudisill will call. Is it time to start using the website link to PennDOT again? That got results previously. From the audience, Joel Klinedinst noted that he's received complaints from residents in Saginaw – PennDOT tar/chipped the road and the chipping washed away so that only the tar is left, and the road "is as slippery as snot" when it rains. Mr. Gentzler suggested he report it via the link. *Vice Chairman David L. Naylor* – So where's our PennDOT money going? A fine question, indeed.

Chairman Steven H. Gross, Jr. – no comments.

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 Supervisor Rudisill, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:23 p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary