

EAST MANCHESTER TOWNSHIP
Board of Supervisors
August 9, 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 Maseemer, 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 July 12, 2016, the Board neither met nor conducted any business.

Correction to the minutes of the meeting of July 12, 2016: Page 2, Solicitor's Report – fourth bullet, spelling should be "Gea" Drive, not "Gia" Drive. Mr. Gentzler will correct.

Motion by Chairman Gross, second by Supervisor Rudisill, to approve the minutes of the meeting of July 12, 2016, as amended above. All members voted aye; motion carried.

Public Comments

James Schlosser, 35 Merino Drive, requested that the Township look favorably on his proposal for a deed of merger for his property. Mrs. Maseemer explained that she discovered the applicant doing work on a shed without a permit, and he placed the accessory structure on the adjoining vacant lot, which is not permitted. He needs to do either a subdivision or a deed of merger to rectify this situation. Technically, this would be a waiver to the SALDO. Attorney Miller said that in the past, where a lot was rendered non-conforming by changes to the ordinance, and the adjoining lot is owned by the same owner, the de facto merger situation applies that the two lots are permitted to be merged and cannot be sold as non-conforming lots in the future. Essentially, the Board would waive the requirement for the applicants to do a reverse subdivision and permit them to present a deed of merger to the Township to combine the two lots, thereby eliminating a non-conforming lot. Mr. Miller recommends that course of action. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to accept, per the request by the applicant property owner, the presentation of a deed of merger for 35 and 45 Merino Drive and to approve the combination of the lots to eliminate the non-conforming lot. All members voted aye; motion carried.**

Joel Klinedinst noted that the money invested in the new grader was well spent – Gut Road is nice and smooth. However, maybe consider closing it at night to prevent criminal activity in that area.

Emergency Services Report

Fire Chief's Report – Chairman Gross asked for an update on the ambulance figures; total report next month.

Special Request

Non-Emergency 911 calls – Mr. Gentzler noted that the police chief requested that the Board adopt an ordinance for "hang-up calls" similar to Manchester Township's ordinance. Mr. Gentzler provided a copy of Manchester's ordinance for the Board members to review. How is this enforced? Can the Board get more information from Manchester Township? It would be helpful to know how it all works. Mr. Naylor

noted that the police blotter is full of hang-up calls or no response calls. Apparently, one entity has been calling over and over, and the police cannot cite the entity without an ordinance in place. Hence, the request by the police chief. From the audience, Joel Klinedinst noted that this problem has been in existence for years, and the state has made it a violation to place a false fire alarm or a false request for assistance. The state doesn't monitor phone calls, however. He also reported that many companies have an "outside line" number to dial – 9 – and if the person dialing is calling a toll-free number, the first two numbers pressed are 9 and 1... and the system automatically sends it to 9-1-1. If those companies were to change the access number to 8, say, that would help. A residence is a different situation, as there's no access number to use. It would be good to meet with the police chief to get a handle on an amount of a fine, etc. Will do, and will revisit next month.

Correspondence

NPDES General Permit for stormwater discharges -- Mr. Trout explained that the existing NDPES permit expires in March of 2017 and the township must make application again, soon. Information only. How did the recent DEP MS4 ("Municipal Separate Storm Sewer") audit go? There were a few minor violations, if you will. Overall, the inspection went very well, and Mr. Trout is waiting for the comment letter. Mr. Gentzler reported that DEP inspected the MS4 system/building under pressure from the EPA. Northeastern Senior Center donation – Thank-you letter received. You're welcome.

Solicitor's report – Attorney Andrew Miller

- Traffic Regulation Ordinance – no discussion
- Floodplain Ordinance grant money – no discussion
- Zoning Ordinance Amendment – sent to YCPC and Township PC; no comments from YCPC yet. Does the Board want to wait for their comments or proceed without? Township Planning Commission reviewed at the end of July and recommended approval. This is the second time it's been through the system for review/recommendation. **Motion by Chairman Gross, second by Supervisor Rudisill, to schedule/advertise the Ordinance for a public hearing for next month. All members voted aye; motion carried.**
- Street Adoption – Trade Center 83 – All inspections have been made, no items outstanding. Chairman Gross requested that the owner/developer please start mowing over to Zion's View Road. Staff has made that request several times before, with spotty results. The neighbors have complained. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to adopt Resolution 2016-8, adopting portions of Gea Drive and Bartlett Drive as public streets. All members voted aye; motion carried.**
- Street Adoption – Northern Heights – not ready for adoption – several major outstanding items to be addressed. *Tabled.*
- Street Adoption – Rentzel Heights – Has the maintenance security been posted for this project? Unclear. Final inspections have been made, and there are no outstanding items. **Motion by Supervisor Rudisill, second by Chairman Gross, to adopt Resolution 2016-9, adopting portions of this development as public streets, subject to the receipt of the appropriate maintenance security before August 31, 2016. All members voted aye; motion carried.**

Engineer's report – Byron Trout

Inspections
Plan reviews
Correspondence
MS4 and Chesapeake Bay Plans

Surety Reductions – PII Affiliates – Motion by Chairman Gross, second by Supervisor Rudisill, to approve the surety reduction for PII Affiliates in the amount of \$3,689.00, leaving a balance of \$0. All members voted aye; motion carried.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the surety reduction for the Hillwood Subdivision in the amount of \$31,576.38, for the extension of Gea Drive, leaving a balance of \$0. All members voted aye; motion carried.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the surety reduction for the Hillwood Land Development by \$472,536.04, leaving \$37,389.00 as the balance. All members voted aye; motion carried.

Final Surety – Quigley Motor Company – final surety to be posted

The Dollar General permit was not signed in July, per Mr. Trout's recommendation. He has reviewed all paperwork and the situation and is now recommending that Mr. Gentzler sign the permit for stormwater and curbing, not the driveway. Will do.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – no questions or discussion.

Recreation Board – Ken Dunbar, from the audience, reported that the Recreation Board is trying to hold a tri-municipality event or events. They would like to have three representatives from each municipality (Manchester Borough, East Manchester Township, Mt. Wolf Borough) to form a committee to handle the planning, details, proceeds, etc. Will the Township give its blessing to this undertaking? Mr. Naylor noted that the "Stay at Home" celebration was successful in years past and many people miss that event/focus. Get the school district involved for some entertainment (band, chorus, etc.). How about a "touch a truck" event, too? Another good idea. The Board members feel like it's a good idea – go for it.

Zoning Officer – Mrs. Masemer spoke with Hillwood mowing contractor today, and she told them that they need to get on the ball.

The property at the bottom of Conewago Creek Road, before crossing the bridge, needs to be mowed again. She's on it.

Mr. Naylor received some complaints about the newly rebuilt house across from the feed mill – seems like they're running a garage on the property. Mrs. Masemer will check it out.

Public Works Director – Motion by Chairman Gross, second by Vice Chairman Naylor, to approve Resolution 2017-7, the application to PennDOT for traffic signal on Beshore School Road. All members voted aye; motion carried.

Zoning Hearing Board appointment – Motion by Chairman Gross, second by Supervisor Rudisill, to appoint Paul B. Shellenberger to the Zoning Hearing Board, per his offer to serve. All members voted aye; motion carried.

Land Development/Subdivision –

Nothing at this time.

Supervisor's comments

Vice Chairman David L. Naylor – regarding Meeting House Road, please alert PennDOT if there are changes to the traffic patterns that might affect the latest traffic study. Got it.

Supervisor Barry E. Rudisill – monuments at Quigley Motors are okay? Yes, per Mr. Trout. How about the light at Glen Drive and George Street? Work order request in the pipeline.

Chairman Steven H. Gross, Jr. – brief executive session to follow.

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 recess to Executive Session. All members voted aye; motion carried. Meeting *recessed* at 8:02 p.m.

Motion by Chairman Gross, second by Vice-Chairman Naylor, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:10p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary