

EAST MANCHESTER TOWNSHIP
Board of Supervisors
April 13, 2015

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 Taylor, Recording Secretary, and 11 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 March 10, the majority of the Board attended the Sewer Authority meeting on March 30 and the Planning Review meeting on April 9. No action was taken following either meeting.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the minutes of the meeting of March 10, 2015. All members voted aye; motion carried.

Public Comments

None at this time.

Emergency Services Report

Fire Chief's Report – there were no questions on Chief Stevens' report. No further comments.

Northeastern Ambulance – Kelly Altland, the new president of the Board of Directors at Manchester Ambulance, presented a report of the activity from the last month. She reported that the Board was reorganized; the Interim Chief is Wayne Bush. There was no lapse in coverage despite all the changes that were made. It was noted that there will be an audit of the ambulance company's accounts.

Chuck Yingling, Mt. Wolf fire chief asked any update on the box changes? Nothing decided yet.

Special Requests

Tax Exoneration – **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve both requests for tax exoneration. Todd Strickhouser, \$10.13 and William C. Gohn III, \$14.95. All members voted aye; motion carried.**

Shady Lane petition – no one was present on this application. Attorney Miller reported that he spoke with the applicant prior to this meeting – the petition to vacate Shady Lane is on the table. Mr. Miller told the applicants that their presence here tonight was optional, as there wouldn't be an actual hearing tonight. If the Board is inclined to grant the vacating, a hearing will be scheduled. The Board could also decide not to hold a hearing. At that point, the applicant would be able to go to the Court of Common Pleas; if the Board does hold the hearing and rules against the applicant, the applicant would likely appeal to the CCP as well. The Board must decide if it will entertain the petition for vacating Shady Lane. The applicant has agreed to table the plan through the August meeting in order that the hearing might be held during that time, and/or to have the Board act on the petition and in that course, decide what road improvements are required. Attorney Miller advised that the Board should either deny outright the petition or hold a hearing with a record of the proceedings; the Board will be under the same requirements as for a zoning map application. Damages were discussed, with Mr. Miller clarifying who could claim damages in such a decision to vacate the road. He feels that the likelihood of damages is not very high, but one never knows. It was noted that Manchester Township gave the applicants three date

options; Mr. Gentzler noted that none of the proposed options is an easy choice. Access was discussed.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to schedule a hearing for the June 9 meeting, provided the applicant will agree to the extension until that date. Two members voted aye; Chairman Gross opposed. Motion carried.

Mr. Miller confirmed that Ms. Taylor received the letter that the applicant submitted extending the plan submission time until August.

Correspondence

Nothing of note at this time.

Solicitor's report – Attorney Andrew Miller

- Penn Waste Contract extension – **Motion by Chairman Gross, second by Vice Chairman Naylor, to approve Resolution 2015-9, extending the Contract until June 30, 2017, at the rates discussed. All members voted aye; motion carried.**
- Manchester Park Agreement – **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to adopt Ordinance 2015-3. All members voted aye; motion carried.**
- Shady Lane—discussed above
- ROW for property private portion of Forge Hill Road – owners would like to obtain a building permit for at least one lot (likely another in the future) on this road. Sixteen lots are served by the private drive, and Mr. Miller cannot find a reference where the private street was created or recorded. Deeds reference the private street but no easements. The Township's ordinance permits only one property on a private lane. Mr. Miller feels that the applicants would be permitted to obtain the building permits for the lots, but what improvements would the Township like to see on the private street? Any additional width for the ROW? Any other improvements to the street? The applicants are aware that the Township doesn't maintain in any way the private road. Discussion was held on what the Township could or should require of this applicant. Mr. Gentzler confirmed that there are already a number of private residences (mostly from one family) using this private drive. There should be a better drawing of the proposal, and it would be nice to have a maintenance agreement (which Mr. Miller says is in the works). Mr. Gentzler noted that surveying the area would be rather costly for the applicants. How about if the survey includes only the extension? There have never been any complaints about the Township not maintaining the roadway. Chairman Gross owns a lot in this same area and might want to sell it now, too. From the audience, Chief Joe Stevens noted that there's no water supply to this area, making it difficult to fight a fire should one occur. There are other areas similar to this in the Township, giving him concern about access by emergency services. If the fire department personnel have any other concerns relating to this situation, the Township would appreciate their input. Should the staff look at the safety requirements and require a sketch plan? **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to refer the matter to the Township staff to decide what should be required of the Forge Hill Road applicant(s), including a better sketch plan; Township staff should meet with fire chief; and, from that meeting, the applicants should sign an acknowledgment that emergency services may not have sufficient access. All property owners must be included in any easement documents and ROW widths.** Discussion: Mr. Miller noted that any third-party purchaser would have trouble getting access rights to the property. This is indeed a pre-existing lot, which means that the Township must have approved the subdivision. **Vote on the Motion: Two members voted aye; Chairman Gross abstained. Motion carried.**

Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

Surety Reduction – **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to**

authorize the surety reduction request by the Royal Manchester Golf Course in the amount of \$15,000, with a remaining balance of \$0, per Mr. Trout's recommendation. All members voted aye; motion carried.

MS4& Chesapeake Bay Plans – MS4 meeting was advertised for tonight at 6:15 p.m. No one from the public attended the meeting, but Mr. Trout was primed and ready, should throngs of questioners have appeared.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – Minutes are on file.

Recreation Board – minutes are on file.

Zoning Officer -- no discussion.

Public Works Director – no report yet; Mr. Gentzler will prepare a combined March and April report

Budget Transfer for Road Salt – **Motion by Chairman Gross, second by Supervisor Rudisill, to adopt Resolution 25-10, authorizing the transfer from Account 01.439.200 to account 01.432.245, Supplies for Snow and Ice removal in the amount of \$10,000 AND the transfer of \$3,000 from account 01.400.740 to account 01.415.000, emergency management. All members voted aye; motion carried.**

5100 Sherman Street demolition estimate – work to be done by the Township road crew – at least \$10,000. The valuables will be stripped from the home first. **Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize the demolition of the house at 5100 Sherman Street. All members voted aye; motion carried.** Chief Stevens requested permission to practice fire procedures in the house before it's demolished. The police department and ambulance company will likely want to be afforded the same privilege.

The Board informally authorized the staff to make a list of the valuables removed from the house as well as any excess supplies, etc., from the Township supply yard. After that list is reviewed, discussion will be held on how best to offer the items for sale at the Township building.

2015 Bid Awards – Motion by Chairman Gross, second by Vice Chairman Naylor, to award the following bids:

- **Wilson Paving – Equipment Rental for \$13,400.00**
- **Emory Peters – Equipment Rental for \$ \$22,530.00**
- **Roadwork – Stewart and Tate for \$284,029.20**
- **York Building Products – stone aggregate for \$75,482.50**
- **York Materials Group – asphalt for \$141,570.00**
- **Alpha Space - Line Painting for \$167,776.00**

All members voted aye; motion carried.

2014 Audit – a good audit again.

Land Development/Subdivision –

Nothing at this time.

date

Supervisor's comments

Vice Chairman David L. Naylor – how about the right-turn-on-red at the CVS? No response from PennDOT yet.

Supervisor Barry E. Rudisill – no comments at this time.

Chairman Steven H. Gross, Jr. – no comments at this time.

Motion by Chairman Gross, second by Vice Chairman Naylor, 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 to discuss personnel matters. All members voted aye; motion carried. The Board recessed at 8:24 p.m.

Conducting not further business, Motion by Chairman Gross, second by Supervisor Rudisill , to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:20p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary