

**EAST MANCHESTER TOWNSHIP**  
**Board of Supervisors**  
**November 10, 2015**

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Andrew Miller, Engineer Byron Trout, Zoning Officer Kristie Masemer, Recording Secretary, and 16 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. He reported that Mr. Gentzler will not be attending tonight's meeting due to medical reasons.

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

Chairman Gross disclosed that since the meeting on October 13, 2015, the Board met on November 3 to discuss the 2016 Budget. At that meeting, the Board voted to present the Budget at the December Board of Supervisors meeting.

**Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the minutes of the meeting of October 13, 2015. All members voted aye; motion carried.**

**Public Comments**

Mike Knaub, Starview, asked about the vote on the fire company funding. He had a question on the split of the funds, that split not being equal. Chairman Gross explained the basis for the split, enumerating the differences in the duties of the fire chief and one of the companies, including the increased responsibilities associated with the corporations in the Township. Mr. Knaub didn't understand why there's a chief but not a Township fire company. He urged the Township to support each fire company equally. Of course, the Township supports each fire company and its personnel. Chairman Gross reminded the public that last year the split was not equal, so this year was not different. [Apparently, the rumor was that this year's funding split was new.] Because of the differences in the makeup and the layout of the Township (rural, agricultural, commercial, industrial), the fire companies have different responsibilities and call areas. The fire companies have been urged to explore cost-cutting measures to better use the funds that are available. Supervisor Rudisill noted that both companies are needed, and if any funding is cut, services will suffer. Chairman Gross noted that the companies have also been urged to work together and to consolidate equipment needs and supplies.

Donald Versace spoke, agreeing with Mr. Knaub that both companies should be financially supported equally.

Bill Davis asked if it's possible to have both companies meet with the Supervisors to discuss this sticky situation. It was noted that Vice Chairman Naylor tried holding meetings between all parties, and it was not wildly successful. Vice Chairman Naylor will reconsider holding joint meetings. Mr. Davis feels that it will be good to have all meet, have minutes from the meeting, have everyone hear the same thing and agree on what is heard and said, and bring all concerns to the discussion and hopefully agree on a solution.

Charlie Gassert asked if the Township fire chief's position is an administrative role or an operational role. It's both. How about the inspections? Chief Stevens inspects in conjunction with the Township Zoning Officer. Mr. Gassert asked about the chief's role and the reasons for the split in funding.

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## Emergency Services Report

Fire Chief's Report – Chairman Gross asked about the total number of calls to which each company responded; it seemed that one responded more than the other. From the audience, Josh Parrish responded, mentioning medical assist calls to which the company dispatches itself and others to which the company is dispatched. Chairman Gross noted that increased dispatches put additional wear and tear on the equipment. He fears that both companies, in the absence of equipment sharing and joint care, will one day ask the Township for new equipment, the funding for which might not be possible.

From the audience, Joel Klinedinst asked about the fire company personnel's action on a heroin overdose case. Mr. Parrish explained why his company responds and what they are authorized to do.

Jason Johnson noted that with an increased residential area, there are more calls that are classified as medical assist calls.

## Special Request

**Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the requests for tax exoneration. Two members voted aye; Chairman Gross opposed. Motion carried.**

## Correspondence

Susquehanna Lions Club sent a thank-you letter for the help with the parade.

Tax Assessment Appeal Decision Notification – Rentzel Heights development residents are getting tax assessment reductions, which will ultimately affect the Township's tax revenue.

Northeastern Senior Community Center – thank-you letter received. Supervisor Rudisill noted that more EMT residents use this center than residents of other municipalities.

## Solicitor's report – Attorney Andrew Miller

- Tax rate resolution time – **Motion by Chairman Gross, second by Supervisor Rudisill, to adopt Resolution 2015-14, carrying the existing tax rates. All members voted aye; motion carried.**
- Floodplain Management Ordinance Amendments – still in the review stage. Attorney Miller is awaiting a response from the county. Worst-case scenario? If no word, the Board should just adopt the amendments in December and move on. Attorney Miller will advertise for next month.
- SALDO Amendment – amendments proposed to Section 208-44 and Section 208-46 of the SALDO; for Section 208-44.d, steep slope certification and conditions – removes those two provisions. A resident will be required to go through a waiver process to keep the Township's slope requirements paramount. For Section 208-46.e.1, also slope requirements – street grades, conforms to the previous amendment. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to forward the proposed ordinance changes to the EMT PC and YCPC. All members voted aye; motion carried.**

## Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay plans

Mr. Trout reported that on October 30, he met with PennDOT to discuss the drainage issues on Sherman Street. Storm sewers are failing. There are sketchy records as to the pipes' ownership and who installed them. PennDOT will replace existing pipes provided the Township is the permittee; the

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Township must also tell PennDOT how large a pipe is required. The Township would then become the permanent maintainer of these pipes, etc. How about proposing if all the pipes on Sherman Street be replaced at the same time, and ask if the storm sewer could be extended? And why not with concrete pipes? PennDOT is proposing plastic piping. Mr. Trout prefers concrete, but plastic hasn't been fully tested for longevity. The Supervisors agreed that the project should not be done piecemeal, and it's likely not attractive that the Township be saddled with the future maintenance, especially if there's plastic piping involved. It was suggested that the request be made for PennDOT to pipe the entire frontage with concrete and then the Township will take over the maintenance. Mr. Trout noted that situation will require permits, which means time spent waiting. Mr. Trout will ask Mr. Gentzler to make this counter-offer.

Hillwood site – some grading was modified without the Township's knowledge. Mr. Trout is urging the developer to meet the current ordinance requirements, which may involve the addition of a fence. Chairman Gross noted that there's no buffer or screening between this property and the Musser property because at plan approval, there was to be no disturbance in that area. They are indeed disturbing the ground bordering the Musser property, so some screening or buffering will be suggested. Mr. Trout is working on this situation, letting the developer know that this is unacceptable. He will be asking for further buffering/screening. Also, Mr. Trout reported that a possible tenant for this site has said that it's considering using the site for manufacturing, not warehousing, which would change the parking lot configuration.

**Secretary/Treasurer/Manager's report – Dave Gentzler**

Sewer Authority – no questions on the minutes. Joel Klinedinst noted that the Sewer Authority is working on getting the industrial/corporate customers to pay for their actual use. At present, these customers are not paying enough.

Recreation Board – no questions or comments.

Zoning Officer – no questions or comments.

Public Works Director – no questions or comments.

SPCA 2016 Animal Care and Housing Agreement—*the Board will review for next month.*

Fire Company Workman's Compensation Insurance Invoice – *tabled until next month.*

Building Addition Sketch Plan -- Chairman Gross' suggested change has not made it into the plan yet. Also, he is not in favor of adding two restrooms.

**Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to authorize Kinsley Construction to proceed with the project, encompassing the design concept, overseeing the project, engineering fees, permits, etc., with this stage NTE \$60K, AND to recommend that Mr. Gentzler rethink the size and design before proceeding.** *Discussion:* Mr. Rudisill feels that the addition is larger than needed. There was discussion from the audience as well, with various options being thrown out for consideration.

*Motion withdrawn until further information can be considered and Mr. Gentzler can be consulted.*  
Mr. Gross *tabled* the subject until December.

**Land Development/Subdivision –**

None at this time.

**Supervisor's comments**

Vice Chairman David L. Naylor – none

Supervisor Barry E. Rudisill – none

Chairman Steven H. Gross, Jr. – clarified that he's concerned with all areas of the Township for fire protection.

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**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 8:15 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary

Reviewed by Kristie Masemer, Zoning Officer