

**EAST MANCHESTER TOWNSHIP**  
**Board of Supervisors**  
**January 7, 2019**

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Stephanie Kogut, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Kristie Masemer, Recording Secretary, and seven 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 prior to this meeting, the Board met for its Reorganization meeting at 6 p.m. Minutes will be forthcoming. Other than that, the Board did not meet since the meeting of December 11, 2018.

**Motion by Chairman Gross, second by Supervisor Rudisill, to approve the minutes of the meeting of December 11, 2018. Two members voted aye; Vice Chairman Naylor abstained. Motion carried.**

**Public Comments**

Joel Klinedinst asked about the progress of the renaming of the park in Saginaw. No progress yet, as no one's on the Recreation Board. Also, the dusk to dawn light at the pavilion is on all the time. Please check. Television still in the roadway at stop sign on Codorus Furnace Road. Mr. Gentzler will send someone to investigate.

**Emergency Services Report**

Fire Chief's Report – no comments.

Vice Chairman Naylor suggested that each company turn in a budget at the beginning of the year outlining their needs. Also, provide a budget solely for the retention money. The Township should give its disbursements on a quarterly basis. Before a check is issued, they should file a quarterly expense report. Vice Chairman Naylor will review those reports to discuss. How does that sound? Vice Chairman Naylor wants the funds to go to fighting fires, not the social aspect of the company. He'll likely get input from other people to create continuity between the two companies and the paperwork/forms that are filed. How to differentiate the equipment fund? Could separate them out. Since the fire company hired a CPA, it should be relatively easy to get a balance sheet.

EMS Report – no comments.

**Special Request**

NYECSA waiver request for floodplain management – Karen Wilson, C. S. Davidson, representing NYECSA, was present to request a waiver request for floodplain management. They are expanding their operation to install an ultraviolet apparatus. No chlorine to be used after this installation, so that means that those dangerous chemicals will no longer be onsite. The proposed area (footprint is already there) ultimately will be within the flood plain. Elevation between the two? Tank is lower. Discharge will be into Hartman Run, per permission from DEP. This meets all elements of the floodplain ordinance except for the size. Mr. Trout recommends approval of the waiver.

**Motion by Vice Chairman Naylor, second by Chairman Gross, to grant the waiver request by the NEYCSA to exceed 600 square feet. All members voted aye; motion carried.**

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Further information on the sewer authority upgrades. Joel Klinedinst gave details. Project to be completed by the end of 2019.

### **Correspondence**

Nothing to report.

### **Solicitor's report** – Attorney Stephanie Kogut

- Canal Road Betterment Task Force – Attorney Kogut gave an update; waiting for comments from developers. It was noted that the Supervisors haven't seen any of the drafts of the Developers' Agreement in question. Chairman Gross has a problem approving any plans that don't show improvements to the intersection of Canal Road and Zions View Road. He's quite concerned that this intersection is not going to be improved in the very near future. After discussion, it sounds like this is already in the process. Vice Chairman Naylor agrees that the Board needs absolute assurances that the route to 83 is definitely established. Mr. Gentzler noted that the Agreement is just being finalized, so that's why it was not distributed to the Board members yet. It's about ready for their review. Mr. Trout noted that he has finally received the plans which he printed out to assess and review. Chairman Gross would like to examine this plan, too. Mr. Gentzler noted that the Board's concerns have been firmly relayed to all parties involved.
- Ordinance 2018-4, snow removal, parking during snow emergencies – already adopted.
- Update to Motor Vehicle and Traffic Regulation Ordinance – Mr. Gentzler reported that data is being collected on speed limits; it will be forwarded to Attorney Miller's office for review. Stop sign information will be added after that process. February looks good to have the Board review this information and recommendations.
- Screening and Buffer ordinance updates – YCPC recommended not approving these changes. What to do? *Tabled again tonight.*
- General Ordinance Amendments – blighted properties, air bnb information, still under review. Mrs. Masemer reviewed the ordinance drafts and noted the parts that she feels will be useful to include in EMT's ordinance. Still a work in progress. More to be presented in February. Mr. Klinedinst noted that there's a property that has a lane that is well overgrown, making it difficult for service trucks to access the property. Just an observation...
- Letter to County Commissioners regarding the stormwater authority – the Board approved this action last month. The letter was presented to the Board members for review. Discussion was held; Mr. Trout reported that small groups are scheduling meetings to discuss. Send the letter? Yes.  
Supervisor Rudisill reported that Dollar General has likely totally withdrawn their plans. We'll see.

### **Engineer's report** – Byron Trout

Inspections – 84 Zions View – inspections continuing. Discussion was held on the status of what's going on out there. Mr. Trout will go onsite and check some calculations to see if they are making "substantial changes" to the plans. How about the concrete monuments? Mr. Trout will also check that.

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plan

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

Sewer Authority – Discussion held above.

Recreation Board – No minutes.

Public Works Director – no discussion or questions.

Zoning Officer – Mrs. Masemer gave an update on the junkyard situation. Both junkyards are paid and inspected and are making progress with their individual cleanup. Mrs. Masemer recommends approval of renewing the license for the property at 1277 Conewago Creek Road. The property at 509 Jerusalem School Road is really looking good and will keep its status as a junkyard.

**Motion by Chairman Gross, second by Supervisor Rudisill, to renew the junkyard license for 1277 Conewago Creek Road. All members voted aye; motion carried.**

Mrs. Masemer has made such wonderful progress in filing the paperwork that had accumulated when she was off on maternity leave. She just wanted everyone to know what a huge project that was and how proud she is of her accomplishment.

**Land Development/Subdivision** –

None at this time.

**Supervisor's comments**

*Vice Chairman David L. Naylor* – no comments

*Supervisor Barry E. Rudisill* – Regarding the situation involving Denny Dolan – Mr. Trout will follow up. In the Township magazine, there's an article on short-term rentals, make sure any new ordinance complies. Ms. Kogut's on it.

*Chairman Steven H. Gross, Jr.* – The mattress store, George Street, has too many signs! Complaints have flooded in. There are other businesses doing this as well. Mrs. Masemer has that on her list for this year, so she's aware of the problem and will get on it. Also, Conewago Creek Road property with the tree laying on the house... what's up with that? No progress being made. She will check it out.

**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 to discuss personnel matters. All members voted aye; motion carried.** The Board *recessed* at 8:18 p.m.

The meeting reconvened at 8:44pm. There was no further business.

**Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried.** The meeting adjourned at 8:45p.m.

Respectfully submitted,

Dave Gentzler  
Secretary/Treasurer/Manager

Julie B. Maher,  
Recording Secretary

