

EAST MANCHESTER TOWNSHIP
Board of Supervisors
January 3, 2022

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Darryl L. Albright; Attorney Andrew Miller; Manager/Secretary/Treasurer Kristie Masemer; Public Works Director Shane Haugh; Engineer Byron Trout; Zoning Officer Kelly Helsel; Recording Secretary, and nine citizens.

At a regular meeting held at the Township building, Chairman Steven H. Gross, Jr. called the meeting to order at 7:03 p.m.

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

Chairman Gross disclosed that, since the last meeting (the reorganization meeting at 6 p.m. tonight), the Board did not meet.

Add to the Agenda under the Manager's report: York County Planning Commission to advertise for the Township to hold a public hearing for the Comprehensive Plan Land Use Addendum for I-83 Exit 26.

Motion by Chairman Gross, second by Vice Chairman Naylor, to approve the amended Agenda as outlined above. All members voted aye; motion carried.

Motion by Vice Chairman Naylor, second by Chairman Gross, to approve the minutes of the meeting of December 14, 2021. All members voted aye; motion carried.

Public Comments

None at this time.

Emergency Services Report

No comments on any of the reports.

Special Request

Nothing at this time.

Correspondence

PSATS Conference registration materials for 2022 – anyone who wants to attend, see the Manager.

Solicitor's report – Attorney Andrew Miller

- Canal Road Betterment Committee -- current version has been distributed to the developers. Comments are due to Attorney Miller by January 14. Chris Fencel noted that DHL is the remaining developer to comment on the agreements and design documents. It was noted that another development in another municipality is getting underway, using a non-HOP approved road. Not a good situation.
- Hillwood Properties – property located at Canal Road and Locust Point Road – Developer's Agreement; Declaration of Covenants, Conditions, and Restrictions; and Escrow Agreement AND authorization to set up escrow account. The construction estimate is still outstanding. The Developer's Agreement was discussed, with Vice Chairman Naylor requesting a construction schedule. Mr. Fencel explained where and when that schedule will be presented. **Motion by Vice**

Chairman Naylor, second by Supervisor Albright, to approve the escrow agreement AND to give authorization to set up the escrow account. Mr. Fencel requested that all documents be approved and signed to keep the project moving, as the Board of Supervisors want. **Two members voted aye; Chairman Gross opposed. Motion carried.** Chairman Gross cautioned again that he feels that the applicants will keep pressing the Board for approvals before the roadwork is completed. It was noted that the only outstanding issue is the HOP permit, which is in the works.

- Solicitor Corner: Act 97 of 2021 -- FYI, at the end of December, the procedure governing surety estimates was changed and will go into effect on February 20. The Board members unofficially agreed to authorize MPL to prepare the amendment to the SALDO to comply with the new legislation.

Engineer's report – Byron Trout

Mr. Trout's been busy with various construction projects in the area, acting as a go-between for construction crews and residents.

Secretary/Treasurer/Manager's report – Kristie Masemer

Sewer Authority – minutes are available for review. There are 165 apartments in Mt. Wolf.

Zoning Officer – The Zoning Hearing Board will meet on January 27 for reorganization.

The Planning Commission will meet on January 25 for reorganization.

Junkyard licenses for 2022 – Mrs. Helsel reported on the junkyard inspections. The Zoning Officer and Manager, after checking with all applicable authorities, recommend renewal of both applications. **Motion by Chairman Gross, second by Supervisor Albright, to approve the junkyard licenses for 509 Jerusalem School Road AND 1277 Conewago Creek Road for 2022, per the Township Staff's recommendation. All members voted aye; motion carried.**

Recreation Board – no board currently serving.

Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize the consulting services from Hamilton and Musser, PC, at \$200 per hour for ARPA Revenue loss calculation and other qualified expenses. All members voted aye; motion carried.

The Board decided that it is not necessary to have the County attend the comp plan hearing, but is okay with York County Planning Commission advertising for the Township to hold a public hearing for the Comprehensive Plan Land Use Addendum for I-83 Exit 26. The public hearing is to be held in March.

Public Works Report – Shane Haugh

It was noted that there are many dead trees along Township roads – should they be removed as a preemptive measure before they fall and cause damage? Mr. Haugh will check into it and will remove what he can, but he will not ask the road crew to work around wires. Understood.

Vice Chairman Naylor feels that it's not a good idea to put a lot of money into the current Township building. Let's schedule a public meeting to discuss the building and grounds to get some public input and talk about how to proceed.

Land Development/Subdivision –

Ollies Warehouse Expansion, Final Land Development Plan #320137.00, AND associated agreements

Chris Beauregard was present on this application. He noted that the applicant has addressed the action report and submitted new plans. Signatures are on the plan; sewer authority comments have been addressed; *surety amount* has been established (but not received); *E&S plan still outstanding*; *sidewalk*

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note should be noted on additional sheets. Planning Module approval or DEP comment approval is still required. YCPC comments were either addressed or incorporated into the Township action report.

Motion by Chairman Gross, second by Vice Chairman Naylor, to approve the Final Land Development Plan #320137.00, subject to the satisfactory resolution of the open items on the action report: surety, E&S plan comments, and DEP letter/planning module; and add sidewalk note to other sheets. All members voted aye; motion carried.

Supervisor's comments

Vice Chairman David L. Naylor – no further comments.

Supervisor Darryl Albright – he attended the new supervisor bootcamp; two more sessions to be held.

Chairman Steven H. Gross, Jr. – welcome to Mr. Albright as a new Supervisor.

Motion by Chairman Gross, second by Supervisor Albright, to pay the bills as presented. All members voted aye; motion carried.

Motion by Chairman Gross, second by Supervisor Albright, to *recess* to Executive Session to discuss compensation. All members voted aye; motion carried. The meeting recessed at 8:31 p.m. fore executive session regarding personnel matters.

So note that the February Board of supervisor's meeting is rescheduled to the 4th Wednesday advertised Board meeting, January 26, 2022.

Motion by Chairman Gross, second by Supervisor Albright, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:56 p.m.

Respectfully submitted,

Kristie Masemer
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary