

May 15, 2012 - Antrim Township Board of Supervisors

MINUTES OF THE ANTRIM TOWNSHIP SUPERVISORS

REGULAR MEETING

May 15, 2012 7:00 P.M.

The Antrim Township Board of Supervisors met Tuesday, May 15, 2012 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Rick Baer, Vice-Chair; James Byers; John Alleman; and Pat Heraty. Chairman Fred Young was not in attendance at this time. Others attending included Sylvia House, Zoning/Code Enforcement Officer; John Lisko, Solicitor; Jennifer Becknell, Secretary/Treasurer; and Lorraine Armstrong, student representative. Administrator Brad Graham was not in attendance at this time.

Visitors: See attached

Vice-Chairman Baer called the meeting to order at 7:03 p.m.

The meeting opened with prayer followed by the Pledge of Allegiance.

A Byers/Heraty motion passed with unanimous 3-0-1 (Byers abstained as he did not attend the end of the work session and Young was not in attendance) to approve the April 24, 2012 work session minutes.

A Baer/Alleman motion passed 4-0 (Young was not in attendance at this time) to approve the April 24, 2012 regular meeting minutes.

A Heraty/Alleman motion passed 4-0 (Young was not in attendance at this time) to authorize the payment of all bills as listed on the Treasurer's Report of May 11, 2012.

Chairman Young arrived at 7:05 p.m.

A Baer/Young motion passed with unanimous vote to approve a curb modification plan amendment for Heritage Estates West to allow mountable curbing instead of the standard curbing as shown on the plans. Dewberry, the Township's engineer recommended that the modification be allowed and Zoning Officer House stated that this type of curbing will probably be added to the Township's new regulations as it has already been used in other developments and is preferred by most developers.

A Byers/Baer motion passed with unanimous vote to approve a final 1-lot residential subdivision plan for Leavitt and Elva Keener, Grant Shook Road. Currently there are two houses on one property and this subdivision will allow each to have their own driveway and public sewer connection.

A Byers/Baer motion passed with unanimous vote to approve a 180-day extension request for Century Commercial Park, 4-lot commercial subdivision, Molly Pitcher Highway South, to allow the developer time to work with the Department of Environmental Protection (DEP) in addressing high ground water.

A Heraty/Baer motion passed with unanimous vote to approve a 180-day extension request for Heritage Hills, 85-lot residential subdivision, Rosebud Drive, as the property has been taken over by F&M Bank and the owner would like time to secure a new developer for the property.

A Baer/Heraty motion passed with unanimous vote to approve a final commercial land development plan for Nextow Properties LLC, Molly Pitcher Highway.

A Baer/Byers motion passed with unanimous vote to authorize an exemption mailer be sent to DEP for a new connection to the sewer system for Leavitt and Elva Keener, 1-lot subdivision, Grant Shook Road.

A Heraty/Baer motion passed with unanimous vote to authorize an exemption mailer be sent to DEP for Antrim Commons Business Park, Lot 10 for 25 EDUs (Equivalent Dwelling Units) to be added to the sewer system.

Administrator Graham arrived at this time, 7:12 p.m.

Chairman Young said that he would like to table the Barking Dog Ordinance issue to be revisited at another time and would let House know when to put it back on the Supervisors agenda for discussion.

A Baer/Byers motion passed with unanimous vote to reaffirm a motion from the December 13, 2011 Board of Supervisors meeting regarding Melrose Meadows Phase III PRD townhouses to be built one unit at a time to include - the developer must own the entire row of townhouses during and until construction is finished and then the developer may sell; and the townhouses must be built continuously. The deed transfer cannot occur until the house is complete.

A Baer/Alleman motion passed with unanimous vote to release the maintenance bond for Shadow Creek Phase IV in the amount of \$244,088.25 as inspections of the sewer lines and roadways are complete with no additional improvements needed.

An Alleman/Baer motion passed with unanimous vote to draw \$5,500.00 from the maintenance bond (which expired May 10, 2012) for Nottingham Meadows as some of the laterals are broken off in the development and had not been repaired. The Township's engineers determined that \$5,500.00 which includes an extra 10% of the bond would be enough for the Township to make the repairs. Three quotes will be obtained as recommended by Solicitor Lisko and an outside entity will be hired to complete the sewer lateral repair. An account will be set up to use the money.

A Baer/Byers motion passed with unanimous vote to authorize Chairman Young to sign an Escrow Agreement with ATAPCO when the document is signed and received from ATAPCO. Lisko said he had reviewed the document and had made some changes and is waiting for ATAPCO to sign the document.

Administrator Graham reported that Norfolk Southern, as part of their traffic impact study, is required to install traffic signals at the intersection of Hykes Road and Route 11 and will dedicate the traffic lights to the Township. An agreement stating that Norfolk Southern will be responsible for all installation costs and ongoing maintenance was reviewed by Solicitor Lisko who said that maintenance of the lights would be 25 years. After discussion, the Board agreed to request that the maintenance of the lights be in perpetuity.

Graham told those present that the Concession Stand Request for Proposal had not been advertised as the availability and type of kitchen equipment had not been decided. Graham hoped to have that information next week.

A Byers/Heraty motion passed with unanimous vote to allow a modification to the Shady Grove Improvement Association's park grant, as their proposed project came in under the proposed grant and the group had asked

permission to use the extra grant money for a picnic shelter. Board members agreed that all guidelines must be followed for this project as well as the other project.

A Heraty/Baer motion passed with unanimous vote to purchase 10 sets of bleachers (aluminum with a steel structure) at a cost of \$15,825.00 through the COSTARS program for use at the Antrim Township Community Park softball fields.

A Baer/Heraty motion passed with unanimous vote to purchase a Zero turn mower with a 72" deck at a cost of \$10,488.00 for use at the Antrim Township Community Park and other areas as needed.

A Byers/Heraty motion passed with unanimous vote to purchase a tractor with bucket and a 60" mower

deck at a cost of \$17,500.00 for use at the Antrim Township Community Park and other areas as needed.

Graham noted that there is a vacant seat on the Antrim Township Park Committee and that previous letters of intent are being reviewed with a recommendation to be made at the next meeting, May 29, 2012.

Graham reported that the Norfolk Southern bridge is near completion with dedication to the Township to follow. The Township has concerns about the compaction of the approaches as the design of the approaches was to be done to PA Department of Transportation specifications but no documentation that it was done this way was recorded. Township engineers reviewed the plans for the approaches but said there was no good way to measure the compaction and that the Township should seek a 5- to 10-year warranty on the approaches. The Board instructed Graham to ask for a 20-year warranty on the approaches.

Vice Chairman Baer requested that when traffic signals are installed at Hykes Road and Route 11 the Township pave the road between the I-81 bridge and Route 11 to complete the project.

A Baer/Heraty motion passed with unanimous vote to authorize the hiring of a custodian at \$8.25 per hour. Graham said that the name of the person will be released at the next meeting providing all appropriate information is cleared.

A Baer/Byers motion passed with unanimous vote authorizing Administrator Graham to go out to bid for the resurfacing of Antrim Church Road and the top coating of Lehman Road.

Graham reported that supervisors Baer and Byers as well as himself will be taking a field trip in the near future to view the area of flooding in the Williamson Road sector of the Township, since those residents are inquiring what will be done following the meeting with Representative Todd Rock and other officials April 16, 2012. Graham said that hopefully the trio can put together some sort of response regarding the flooding situation and bring it back to the Board for review.

Supervisor Heraty requested that a bulletin board be installed at the ball fields at the Antrim Township Community Park with the scheduling of ball fields posted to avoid future uncertainties of who has what field. He also suggested the schedules be posted on the Township's website.

Supervisors shared some of the things they learned at the recent PSATS convention in Hershey.

Supervisor Alleman asked if the Antrim Way property owned by the Township had been leased for farming this year and Graham responded that it had. Alleman also asked whether the large dirt pile on the property had been seeded to avoid erosion to which Graham responded that it had but that it might need to be done again. Byers left at this time.

An Alleman/Baer motion passed 4-0 (Byers had left the meeting) to adjourn the regular meeting into executive session at 8:10 p.m.

A Baer/Hearty motion passed 4-0 (Byers was not in attendance) to adjourn the executive session at 9:03 p.m. and an Alleman/Baer motion passed 4-0 (Byers was not in attendance) to reconvene the regular meeting

stating that personnel, litigation and a potential purchase of real estate were discussed during executive session.

A Baer/Alleman motion passed 4-0 (Byers was not in attendance) to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Joyce A. Nowell, Interim Board Secretary