

June 14, 2016 - Board of Supervisors - Minutes

Minutes of the Antrim Township Supervisors

Regular Meeting

June 14, 2016 7:00 PM

The Antrim Township Board of Supervisors met Tuesday, June 14, 2016 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: John Alleman, Chairman; Rick Baer, Vice Chairman; Fred Young, Pat Heraty and Chad Murray. Also attending was: John Lisko, Solicitor; Sylvia House, Zoning and Code Enforcement Officer; Brad Graham, Administrator; Carl Rundquist, Public Works Director; Jennifer Becknell, Secretary.

Alleman called the meeting to order at 7:04 p.m.

Alleman reminded the audience that meetings are audio recorded and posted to the Township website.

Alleman read a short article he received from Bonnie Shockey on the history of Antrim Township as this May celebrates the 275th Anniversary of the formation of Antrim Township.

Graham opened the meeting with prayer, followed by the Pledge of Allegiance to the Flag.

Alleman called for Public Comment. There was none.

A Murray/Heraty motion passed 5-0 approving the minutes from the May 24, 2016 Regular meeting.

A Murray/Heraty motion passed 5-0 approving payment of the bills on the Treasurer's reports dated June 14, 2016.

A Murray/Heraty motion passed 5-0 granting Antrim Commons Business Park lot 14 and Ebbert's Spring Court a modification from §125-15(D), Woodland Preservation. Antrim Township Planning Commission recommended granting this modification request as the wooded area is comprised of overgrowth and small trees, not part of a large corridor of woodlands.

A Heraty/Young motion passed 5-0 granting Antrim Commons Business Park lot 14 and Ebbert's Spring Court a modification from § 125-17(E)(3), Shared Use Trail, as the developer would like to extend the existing sidewalk instead of changing to the shared use trail halfway down the road. The Antrim Township Planning Commission recommended granting this modification as this area will not be an area with high volume pedestrian traffic or connect to a residential area, and it makes more sense to extend the sidewalk that is already there.

A Heraty/Young motion passed 5-0 granting Antrim Township Community Park a modification from Chapter 125, Subdivision and Land Development, and from Chapter 126, Stormwater Management for the placement of a 10' x 12' utility shed on a 14' x 14' gravel pad, as the shed is small and will not generate enough stormwater runoff that would negatively impact the surrounding area.

A Heraty/Young motion passed 5-0 granting the request made by Cold Spring Builders to keep two rows of townhouses under construction at one time at Melrose Meadows Phase 3 to allow them to offer two styles of townhouses, one with a walk-out basement and one without. James Zaiger, with Cold

Spring Builders, stated that there was one remaining unit on the end of one row, but would like to begin the other two rows and the Supervisors approved.

A Heraty/Baer motion passed 5-0 approving the final plan for William Webster, parcel A, Ag lot subdivision, Shinham Road.

A Heraty/Baer motion passed 5-0 approving the final plan for Wilson and Abigail Rudolph to Cory N. Leckron, residential lot addition, Rabbit Road South.

A Baer/Heraty motion passed 5-0 authorizing the RFPW-NBD (Request From Planning Waiver-Non Building Declaration) be sent to DEP (Department of Environmental Protection) for We Kings Farm, Guitner Road. The Antrim Township Planning Commission recommends sending to DEP, as this is for the addition of a turkey barn to a farm and no sewer is needed.

A Baer/Heraty motion passed 5-0 authorizing the RFPW-NBD (Request From Planning Waiver-Non Building Declaration) be sent to DEP (Department of Environmental Protection) for Wilson and Abigail Rudolph to Cory Leckron, Rabbit Road South. The Antrim Township Planning Commission recommends sending to DEP, as this is only adding an additional tract of land with no sewer to an existing parcel.

A Heraty/Young motion passed 5-0 authorizing the Administrator to sign an Exemption Mailer and send to DEP for Antrim Commons Business Park, Lot 14 and Ebbert's Spring Court. Antrim Township Planning Commission recommended sending to DEP, as 18 EDU's have been assigned to Blaise Alexander.

The Antrim Township Zoning Officer informed the Supervisors that the bond for Mountain View Reclamation, which is a letter of credit, will auto renew with the annual \$60,000.00 increase added.

The Antrim Township Zoning Officer reported to the Supervisors that DH Martin did renew his bond in the amount of \$138,424.00 for Melrose Meadows Phase 3 with anticipation that the Shook family will provide their own financial security within three (3) months.

A Young/Heraty motion passed 5-0 confirming that an agreement between Antrim Township and the Shook family is no longer necessary and that the Township will only accept financial security for Melrose Meadows Phase 3 in the following four forms: a bond; letter of credit; certified check; or cash.

There was much discussion concerning approving the Township filing documentation to withhold permits for Nottingham Meadows. In order to gain compliance with new PCSM (Post Construction Stormwater Management) controls approved by DEP, the document to be filed at the courthouse would alert future property owners that no land use permits will be issued for new dwellings in this development until the Township has reviewed and approved the PCSM plan from 2015 and until the plan is amended.

Mr. Andrew F. Wilkinson, attorney representing the current developer of Nottingham Meadows, gave out a three (3) page packet listing the lots in the development with columns that then compared the square feet of the old (2011) and the proposed (2015) NPDES rain garden and filter strip designs. Mr. Wilkinson reviewed with the Supervisors how the new proposed designs would spread out the stormwater management concentration to many lots rather than on a few and would actually increase the infiltration area by 10%. Mr. Wilkinson requested the Supervisors to consider the following two

items: 1) Not filing with the courthouse the document that states the Township will withhold land use permits; and 2) If the Township decides to file the notice to make an exception for lots 76 and 137, as these two lots have been sold and the buyers are ready to build. The Supervisors decided to table a decision until after the requested Executive Session.

The Antrim Township Zoning Officer updated the Supervisors concerning the renewal of the NPDES Permit for Heritage Estates West stating that the Township received a letter from DEP on this matter and contacted the developer. The developer informed the Township that their plans are under review and should be resubmitted to DEP soon, to which the Township explained that the Township must review and approve the plan in addition to amending the current approved plan to reflect the new PCSM controls. The developer agreed to submitting the plan to the Township at the same time they submit to DEP.

A Young/Heraty motion passed 5-0 authorizing staff to issue a Notice of Violation for 3405 West View Circle for the ongoing accumulation of trash.

The Supervisors set the date for the Zoning Change Hearing for Antrim Commons Business Park as August 23. ATAPCO has requested to change the zoning from HC (Highway Commercial) to I (Industrial) for Antrim Commons Business Park lot 1, portions of the Miller Property and amended lot 4.

A Heraty/Baer motion passed 5-0 by resolution (#286) the road name change from S. Antrim Way to Molly Pitcher Highway South for the portion of State Road 0011 from the southern boundary line between Antrim Township and Borough of Greencastle to Prospect Avenue in State Line, PA.

Antrim Township Public Works Director reported to the Supervisors that it is time to seek a proposal for conducting a Wastewater Treatment Plant study as prepared for in 2016 budget, as the plant is nearing the 20-year useful design life threshold. Director Rundquist recommend using the engineering firm GHD, as they are already familiar with the entire process at our facility since they were the consultant on our recent screw press project. The report will focus on nitrogen removal, UV disinfection, chlorination, digester system and modifications at the sludge screen.

A Heraty/Murray motion passed 5-0 approving the hire of Rodney Eberly as the Antrim Township Roadmaster/Park Director with a start date of June 14, 2016.

A Heraty/Murray motion passed 5-0 approving the Sterling Advisors updated Client Profile and Investment Policy Statement, and authorized the Supervisors to sign. This updated document was needed as Valley Forge Asset Management has converted to Sterling Advisors due to Susquehanna Bank being acquired by BB&T Bank.

A Heraty/Young motion passed 5-0 approving Workers' Compensation coverage for Rescue Hose Fire Police during the American Heart Association Heart Walk on September 25, should Rescue Hose choose to assist with this event.

Graham announced that the Martin's Mill Covered Bridge Rehabilitation Project was awarded the Abba G. Lichtenstein Medal at the International Bridge Conference held on June 9, 2016. Supervisors Fred Young and Chad Murray attended this conference as guests of Lehman Engineering, who were the engineers on this project and submitted this bridge project for consideration. The Abba G. Lichtenstein Medal is awarded for a recent outstanding achievement in bridge engineering demonstrating artistic

merit and innovation in the restoration and rehabilitation of bridges of historic or engineering significance.

Alleman announced that the Greencastle community has a new radio station, WRGG 93.7, featuring Dr. Greg Hoover as one of the radio hosts.

Alleman called for Public Comment. Robert Smith stated that topography should be taken into consideration by the engineers while approving the Nottingham Meadows plans, as the hills and slopes will definitely make difference in where the infiltration methods should be placed.

A Heraty/Young motion passed 5-0 to adjourn the Regular Meeting into the Executive Session at 8:20 p.m. It was stated that there probably would be an announcement afterwards.

A Heraty/Baer motion passed 5-0 to adjourn the Executive Session, back into the Regular Session, at 8:52 p.m.

Alleman announced that potential litigation and purchase of real estate were discussed during the Executive Session.

A Baer/Young motion passed 5-0 authorizing staff to file the Notice Prohibition at the Franklin County Recorder of Deeds advising that Land Use Permits shall not be issued for lots in the Nottingham Meadows subdivision until a revised stormwater plan is approved by the Township Board of Supervisors; lots 76 and 137 may be released from the Notice Prohibition if the landowners and WLS Nottingham LLC sign an agreement with the Township to install any stormwater improvements required by the Township and to indemnify and hold the Township harmless from any and all liability due to stormwater issues for either lot 76 and 137.

A Heraty/Young motion passed 5-0 to adjourn the Regular Session at 8:57 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary