

**MINUTES OF THE ANTRIM TOWNSHIP SUPERVISORS
REGULAR MEETING with CONDITIONAL USE HEARING**

October 9, 2018

7:00 P.M.

The Antrim Township Board of Supervisors met Tuesday, October 9, 2018 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following members present: Chad Murray, Chairman; Pat Heraty, Vice-Chairman; John Alleman, Fred Young and Rick Baer. The following members of the Antrim Township Planning Commission were in attendance: Joel Wenger, Chairman; Richard Walck, Vice Chairman; Delbert Myers, Secretary; Larry Eberly; and Deborah Hoff, Solicitor. Others attending included Sylvia House, Zoning/Code Enforcement Officer; John Lisko, Solicitor; Brad Graham, Administrator; Roger Nowell, Public Works Director; Joyce A. Nowell, Assistant Secretary; Jordan Manahan, Student Representative; and Lindsay Gillen, Court Reporter.

Audience members included Shawn Hardy, Justin Gelvin, Nelson Shank, Craig Mooneyhan, Bob Coladonato, Jeffrey Martin, John L. Hykes, Joshua Trott, Richard Weeden, Suzette Pursel, Clayton Bendell, Kilian Agha, Ray Martin, B. Adams, K. Leckron, Ben Haldeman and Joyce F. Nowell

Chairman Murray called the meeting to order at 7:05 p.m. and stated that meetings are audio recorded.

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

The floor was opened for public comment. There was no public comment.

A Heraty/Alleman motion passed 3-0 (Baer and Murray abstained as they were absent from the September 25 meeting) to approve the September 25, 2018 regular meeting minutes.

A Heraty/Alleman motion passed 5-0 to authorize the payment of all bills as listed on the Treasurer's Report of October 9, 2018.

A Young/Baer motion passed 5-0 to recess the regular meeting at 7:08 p.m.

A Myers/Walck motion passed 4-0 (Smith was absent) to call the Planning Commission Special Meeting to order at 7:08 p.m. with Chairman Wenger calling the October 9, 2018 Public Hearing to order for the purpose of hearing testimony from Tradebe Treatment and Recycling LLC for the location of a transportation and warehouse facility located at 1620 Buchanan Trail East.

Antrim Township Board of Supervisors' Chairman Murray called the October 9, 2018 Public Hearing to order for the purpose of hearing testimony from Tradebe Treatment and Recycling LLC for the location of a transportation and warehouse facility located at 1620 Buchanan Trail East and asked that those present who wish to testify or offer comments concerning this matter before us, please stand and raise your right hand to be sworn in.

Chairman Murray asked audience members wishing to testify to stand and be sworn in. Murray directed that all testimony should be presented directly to the Planning Commission or the Board of Supervisors by those who have been sworn in and asked that those testifying please clearly state your name and address.

Justin Gelvin and Craig Mooneyhan, applicants representing Tradebe Environmental Services testified that they had filed a Conditional Use Application with the Township to locate a transportation and warehouse facility to provide customers from the Federal Government or commercially, transportation services of hazardous waste hazardous materials and recyclable materials at 1620 Buchanan Trail East. Tradebe is a Pennsylvania Department of Environmental Protection (PaDEP) approved 10-day transportation facility where all waste is

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transferred from truck to truck. The waste never enters the buildings that are occupied but is transferred on available dock spaces on the exterior of the warehouse.

The existing warehouse will be utilized for new drum sales and service equipment storage. The applicants stated that one to two trucks would be using the facility per day, with a maximum use of 5 trucks per day between the hours of 7 a.m. and 6 p.m.

Gelvin and Mooneyhan continued with testimony that they do not deal with any explosive, infectious or biological waste and that all employees are trained and certified in Hazardous Waste Operations and Emergency Response that allow maintenance of a safe and clean environment with an active security system on site and all equipment and buildings will be locked to prevent trespassing and tampering.

Board of Supervisors and Planning Commission members as well as the public were given the opportunity to ask questions of the applicants at this time. Questions were asked by both Boards in reference to: inspections done at the facility; if the applicant had filed an action plan with Rescue Hose; about security as this facility will not be fenced in; if there had been any incidents of drum spills at the Chambersburg facility and if so, how this was handled; what sizes are the drums and are they certified; what traffic would be instituted by consumers buying drums; what prevents spills from penetrating the ground and running off; air pollution; manifests for shipping; storage of filled drums over weekends and holidays.

Upon satisfactory responses to all questions a Young/Baer (Supervisors) motion passed 5-0 to adjourn the hearing at 7:39 followed by a Walck/Eberly (Planning Commission) motion passed 4-0 to adjourn the hearing at 7:39 p.m. and on a Myers/Eberly motion passed 4-0 to reconvene the Planning Commission special meeting at 7:40 p.m.

Planning Commission members passed a motion 4-0 (Smith was absent) to recommend approval of the Conditional Use Application for Tradebe Environmental Services with no conditions.

A Young/Baer motion passed 5-0 to reconvene the regular meeting at 7:45 p.m.

A Young/Baer motion passed 4-0-1 (Heraty abstained) to follow the recommendation of the Planning Commission and approve this Conditional Use Application for Tradebe Environmental Services.

Chairman Wenger adjourned the Planning Commission meeting at 7:46 p.m.

Jordan Manahan, Greencastle-Antrim School District Student Representative reported that Homecoming was held last Friday and Saturday, with the football team losing but about 500 in attendance at the dance; the Apple Fest will be held Saturday at Tayamentasachta and the new roof is on farm house at the school farm.

A Heraty/Baer motion passed 5-0 to grant a modification request from §126-10(C)(1) (g) requiring infiltration BMPs to be constructed in virgin soil for **Hoffman 485 LLC, Mason Dixon Road**, with the recommendation of Dewberry, the Township's engineer that the bottom of the pond be over excavated by 1' and then backfilled with amended soil.

A Heraty/Baer motion passed 5-0 to grant a modification request from §125-14(A) to allow the use of a 100' scale instead of the required 50' scale for **Antrim Commons Business Park Lot 16, Milnor Road**.

A Heraty/Baer motion passed 5-0 to grant a modification request from Chapters §125 and §126 to construct a 40' x 80' building with 2,720 square feet over existing macadam and 480 square feet over grass at **1574 Buchanan Tail East**.

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A Heraty/Baer motion passed 5-0 to grant a modification from Chapters §125 and §126 to place a 10' x 14' shed over existing impervious area at **91 Pine Drive**.

An Alleman/Heraty motion passed 5-0 to grant a modification request of a Buffer Zone to be 10' wide for **Bowman Development Group, Grindstone Hill Road Extended**, with conditions requiring a double row of staggered arborvitae in a density to conceal operations from view.

A Heraty/Alleman motion passed 5-0 to grant an extension request until 2/1/19 for **Matrix I-81 Logistics, Molly Pitcher Highway**.

A Heraty/Alleman motion passed 5-0 to grant a 180-day extension request for **Paradise Estates Phase 1B, Paradise View Drive**.

A Heraty/Alleman motion passed 5-0 to grant a 180-day extension request for **Jodolich Trust, Williamson Road**.

A Heraty/Alleman motion passed 5-0 to grant a 180-day extension request for **Hoffman 485 LLC, Mason Dixon Road**.

A plan for a 2-lot agricultural subdivision and 2 lot additions for **Helen I. Shook, Grant Shook Road** was tabled.

A Heraty/Baer motion passed 5- to approve a Request for Planning Waiver/Non-Building Declaration for **Roy and Mary Diller, Bemisderfer Road**.

A Young/Heraty motion passed 5-0 to approve a bond reduction request for **GPS Hospitality (Burger King)** in the amount of \$286,226.65 and to retain \$1,500.00 of that amount for concrete work.

A Heraty/Young motion passed 5-0 a renewal of a Letter of Credit for **Greens of Greencastle Phase 5** was amended to include an additional 10% as no work has been done on the property for one year. The revised security in the amount of \$72,033.72 is due no later than noon October 25, 2018 or staff shall be authorized to draw on the letter of credit.

A Young/Heraty motion passed 5-0 to approve the release of an escrow account for **HC Land Holdings** with the condition that acceptable as-builts of the project submitted to the Township.

A Zoning Change Request for **2388 Buchanan Trail West**, was presented to allow the property to become all CC (Community Commercial) rather than half A (Agricultural) and half CC. There were no concerns or objections to the request by the Board of Supervisors. The property owner will proceed with an application for the zoning change.

An Alleman/Baer motion passed 4-0 (Heraty was out of the room) to authorize Zoning/Code Enforcement Officer House to move forward with making the Township's ESRI software interactive in a format that can be used in the field, implement our stormwater tracking program by converting the GIS (Geographical Informational System) conversion to Local Government Information Model (LGIM). Dewberry will set up the licenses, move the date, convert the language and set up the program for the on-line shared access at a total cost of \$16,800.00 which is already budgeted to cover the cost.

A Baer/Young motion passed 4-0-1 (Heraty abstained) to approve Resolution #308 to update the Township's Official Map.

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Public Works Director Roger Nowell told those present that he was in the process of updating the sewer and water codes with specifications to follow.

The UV (ultraviolet) Upgrade project is going well with walls being formed and poured for the structure. Staff is working on resolving a conflict with the existing decant line and the new decant line. Hopefully, water should be running through in December, Nowell reported.

All pump stations are operating normally with just routine maintenance/replacement and operations continue to go well at the Wastewater Treatment Plant, Nowell added. Camera work and repairs continue as part of I&I (Infiltration and Inflow). Total Nitrogen is at 18,242 pounds with the limit allowed for the end of September at 21,917 pounds, so the plant is in compliance.

The Environmental Protection Agency is reviewing the Headworks Analysis plan and pollutants of concern with anticipation of the analysis to be complete by winter. Normal pre-treatment administration is going well, Nowell concluded.

A Young/Heraty motion passed 5-0 to remove two sewer accounts from the billing cycle as one property has been abandoned and the other went to a judicial sale on the recommendation of Administrator Graham.

Young welcomed a guest in the audience Clayton Bendell.

Alleman thanked those that attended Rescue Hose Co. Open House on Saturday, which was the 50th anniversary of when the department took over ambulance services. The Mayor, the Borough of Greencastle and Antrim Township recognized the event by proclamation. Alleman said the Franklin County Alliance will be considering a different egress to the training center along Molly Pitcher Highway and said that funding will be requested. An emergency services course is now being offered at the Franklin County Vo-Tech Center as the need for volunteer personnel becomes greater.

Planning Commission member Eberly noted that there has been progress made on Shank's Church Road with Graham responding that money has been held to complete the divots in the road but they are waiting for spring to allow things to settle.

Graham reported that an extension has been requested for the paving of Craig Road due to the weather but hoping work for the base coat can begin Monday with the top coat applied later in the week. In response to a question he replied that the last report on the bridge on Route 16 west should be on schedule to be completed by the end of October.

A Young/Heraty motion passed 5-0 to adjourn the meeting into Executive Session at 8:45 p.m. to discuss potential litigation.

A Heraty/Young motion passed 4-0 (Baer had left the meeting) to come out of Executive Session at 8:59 announcing that they had discussed potential litigation.

A Heraty/Young motion passed 4-0 (Baer was absent) to authorize Solicitor Lisko to continue another year of litigation with Greenspring Valley.

A Heraty/Young motion passed 4-0 (Baer was absent) to adjourn the meeting at 9:00 p.m.

Respectfully submitted,

Joyce A. Nowell, Assistant Secretary