

Minutes of the Antrim Township Supervisors
Regular Meeting

December 11, 2018

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, December 11, 2018 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: Chad Murray, Chairman; Pat Heraty, Vice-Chairman; Fred Young; Rick Baer and John Alleman. Also attending was: Sylvia House, Zoning/Code Enforcement Officer; John Lisko, Solicitor; Brad Graham, Administrator; Jordan Manahan, Student Representative; and Jennifer Becknell, Secretary.

Murray called the meeting to order at 7:03 p.m.

Murray reminded the audience that meetings are audio recorded.

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

Murray announced that the Board of Supervisors would be going into an Executive Session.

A Heraty/Alleman motion passed 5-0 to adjourn the Regular Meeting, into an Executive Session at 7:06 p.m.

A Heraty/Alleman motion passed 5-0 to adjourn the Executive Session, into the Regular Meeting, at 8:28 p.m.

Lisko announced that the Executive Session was held to continue deliberation and finalize the decision for the Monarch's Way Conditional Use Application.

Murray called for Public Comment, stating that any further comments made on Monarch's Way Conditional Use Application will not be considered by the Board of Supervisors.

Bob Coladonato, 184 Rocky Fountain Dr., stated that he has noticed a large sign on Route 11, heading North from Cedarbrook, that is advertising 163 acres for sale for residential and commercial lots. Coladonato wanted to know if the new owners of Molly Pitcher PRD will be adhering to the same constraints of a PRD. The Zoning Officer stated that if this property is sold "as is", all the conditions of a PRD are transferred, and it stays a PRD. If the buyer wants to abandon the PRD, there is a legal process to go through to do so, and then would have to meet current regulations to develop.

An Alleman/Baer motion passed 3-0-2 approving the minutes from the November 27, 2018 Regular meeting. *(Young and Heraty abstained, as they did not attend the meeting.)*

A Heraty/Alleman motion passed 5-0 approving payment of the bills on the Treasurer's reports dated December 11, 2018.

A Heraty/Baer motion passed 5-0 granting Hoffman 485 LLC a modification request from § 126-10(C)(1)(d) requiring a 3' separation between the pond bottom to the limiting zone. Both the Township Engineer (Dewberry) and the Antrim Township Planning Commission recommended granting the modification, allowing a 2' separation, as the engineer has proven the system will still function appropriately.

A Heraty/Baer motion passed 5-0 granting Donna Grosh a modification request from § 110-49(A) requiring a well to be at least 10' from a property line. The Antrim Township Planning Commission recommended granting the modification.

A Heraty/Baer motion passed 5-0 granting a 180-day extension to Helen Shook, to allow shared access agreements to be acquired.

A Young/Baer motion passed 5-0 granting an extension until 4-01-19 to Matrix I-81 Logistics Center. The Antrim Township Planning Commission recommended granting this extension.

A Heraty/Alleman motion passed 5-0 granting an extension until 4-01-19 to both 2003 and 2013 Commerce Avenue. The Antrim Township Planning Commission recommended granting this extension.

A Heraty/Baer motion passed 5-0 granting a 180-day extension to Antrim Commons Business Park, Lot 16, NorthPoint. The Antrim Township Planning Commission recommended granting this extension.

A Heraty/Alleman motion passed 5-0 granting a 180-day extension to Frederick Drive LLC. The Antrim Township Planning Commission recommended granting this extension.

A Baer/Heraty motion passed 5-0 granting a 180-day extension to Stephen and Lucille Martin. The Antrim Township Planning Commission recommended granting this extension.

A Young/Alleman motion passed 5-0 granting a 180-day extension to Antrim Township. The Antrim Township Planning Commission recommended granting this extension.

A Baer/Young motion passed 5-0 approving the final plan for John and Brenda McQuait, a one residential lot addition, South Allision Street.

A Young/Baer motion passed 5-0 authorizing staff to mail the Request For Planning Waiver-Non Building Declaration (RFPW-NBD) to DEP (Department of Environmental Protection) for Donna Grosh. This one lot residential subdivision does not have any construction proposed.

A Heraty/Young motion passed 5-0 authorizing staff to mail the Request For Planning Waiver-Non Building Declaration (RFPW-NBD) to DEP (Department of Environmental Protection) for Antrim Brethren in Christ Church. This plan proposes additional drives and expands parking with no additional sewer.

A Heraty/Young motion passed 5-0 granting a 180-day extension to Steven and Lucille Martin's SFPM (Sewer Facility Planning Module) extension, allowing time for a hydro study to be completed.

A Heraty/Murray motion passed 5-0 authorizing staff to mail the Request For Planning Waiver-Non Building Declaration (RFPW-NBD) to DEP (Department of Environmental Protection) for Hoffman 485 LLC. This commercial truck parking plan does not propose any additional sewer flows.

Concerning the Variance Hearing 2018-02V for Fort Stouffer Road to be held on Thursday, December 13, direction was given by the Board of Supervisors to the Zoning Officer to support the

recommendation made by the Antrim Township Planning Commission to enforce our ordinance that requires a 100' setback along agricultural lands.

Murray thanked everyone for being patient during the lengthy Executive Session at the beginning of the meeting and further thanked the public for being civil during the Monarch's Way testimony proceedings.

An Alleman/Baer motion passed 3-2 (*Young and Heraty opposed*) approving the Conditional Use Application for Monarch's Way by signing the Order dated December 11, 2018 outlining eleven (11) conditions placed upon Monarch's Way for the property located at 7465 Angle Road, Chambersburg, PA. The conditions are as follows:

- 1) No more than 20 students shall be allowed to reside at the school.
- 2) All students shall be female students less than 18 years of age.
- 3) Students shall be under adult supervision at all times.
- 4) There shall be no fewer than one (1) adult staff member per eight (8) students on the property at any time that a student is on the property.
- 5) Students may not possess automobiles and there shall be no student parking on the property.
- 6) Students will be at will students.
- 7) The school will be accredited by Ignitia, or other similar agency, registered with the State of Pennsylvania and receive any other required approvals from the local, state and federal government to operate the school.
- 8) The school shall comply with all local, state and federal building codes such as fire codes, uniform construction codes, etc.
- 9) Lights on the property shall be shielded from adjacent properties.
- 10) There shall be screening on the property as required by the Code of the Township of Antrim.
- 11) The Conditions listed in 1-10 above shall apply to any future owners of the property desiring to use it as a school unless a new conditional use application is applied for.

The Public Works Director's update was read by the Administrator in his absence and covered the following: upgraded UV system to startup presumably by Friday, Dec. 14 or earlier; engineer agreed to design plant expansion at 1.4 MGD rather than 1.2 MGD (the present MAX capacity); pump stations operating normally with normal pump maintenance; camera work continuing with repairs; headworks analysis sampling to begin before the end of January; Landfill presently taking in approx. 1500 tons/day, currently allowed 1800 tons/day, which translates to approx. 25 more years at this rate; Landfill possibly starting a new cell next week, pending the okay from DEP; and the INGENCO power plant is presently generating electric power 24/7 using landfill gas.

Concerning the request to connect to the Township's private sewer line by a potential business to the north of the Greencastle-Antrim Senior Center, direction was given for the Administrator to take the matter before the Utility Committee and for them to make a recommendation for the full board.

A Heraty/Baer motion passed 5-0 approving the hiring of Stormwater Technician/Code Enforcement Assistant.

A Heraty/Baer motion passed 5-0 approving the final 2019 Budget.

The Student Representative's update was read by the Secretary, as he had to leave the meeting early. The update included the following: six (6) students were chosen to be in the District Band; surveys have been sent out to parents regarding changing the school start times and community members can

respond on the school website; winter sports have begun; congrats to the Girls' Basketball team for winning last weekend's Tip-Off Tournament; congrats to Taryn Parks for placing 27th at Nationals in California this past weekend.

Murray called for Public Comment.

Robert Smith, 7498 Angle Road, stated he appreciated what the Supervisors were trying to do by adding in the screening condition on the Order approving the Monarch's Way Conditional Use Application, but he rather not have trees or bushes as they are a lot of upkeep and suggested a fence instead for screening.

A Heraty/Alleman motion passed 5-0 to adjourn the Regular Session at 9:05 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary