

Minutes of the Antrim Township Supervisors  
Regular Meeting

July 28, 2020

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, July 28, 2020 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: Pat Heraty, Chairman; Fred Young, Rick Baer and Chad Murray. Also attending was: John Lisko, Solicitor; Sylvia House, Zoning/Code Enforcement Officer; Rodney Eberly, Roadmaster and Parks Director; Brad Graham, Administrator; and Jennifer Becknell, Secretary/Treasurer. (*John Alleman absent.*)

Heraty called the meeting to order at 7:01 p.m.

Heraty commented that meetings are audio recorded and posted to the Township website.

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

Heraty called for Public Comment. There were none.

A Baer/Murray motion passed 4-0 to approve the minutes from the July 14, 2020 Regular meeting.

A Murray/Young motion passed 4-0 to approve the payment of the bills on the Treasurer's reports dated July 28, 2020.

Kellie McGowen, attorney for US Cold Storage, and Michael Jeitner, representative from Bohler Engineering, gave a presentation for a proposed WCN project on Hykes Road. The presentation gave an overview of the proposed project at this site and explained why there is a need for the 125' height variance request by US Cold Storage, for which the Antrim Township Zoning Hearing Board will have a hearing on August 13, 2020. The members of the Antrim Township Planning Commission were invited to attend this meeting in an unofficial capacity in order to prepare for their recommendation they must make at their next meeting concerning this height variance request.

Eric Watts, representative with NorthPoint and a representative from Bohler Engineering, gave a presentation for a proposed 1.9 million square foot warehouse at Antrim Commons Business Park (ACBP) Lot 16, NorthPoint. The presentation gave an overview of the proposed project at this site and explained why there is a need for the 85' height variance request, for which the Antrim Township Zoning Hearing Board will have a hearing on August 13, 2020. The members of the Antrim Township Planning Commission were invited to attend this meeting in an unofficial capacity in order to prepare for their recommendation they must make at their next meeting concerning this height variance request.

Members of the Antrim Township Park Committee were on hand to discuss directly with the Supervisors the future plans for the barn at the Antrim Township Community Park. There was much discussion, which included pros and cons for restoring the barn and about other uses for the space occupied by the barn if it were to be torn down. The majority of the Supervisors are in favor of removing the barn and gave direction to the Park Committee to begin thinking about how to utilize the

north end of the park with a new storage building and how to develop the newly acquired 66 acres at the park.

The final plan for Heritage Hills Retirement Community, Shanks Church Road, was tabled.

A Baer/Young motion passed 4-0 granting a 180-day plan extension to Grace Bible Church, Hoffman Road.

A Baer/Young motion passed 4-0 approving the Sewer Facilities Planning Module (SFPM) exemption mailer for Antrim Township's Molly Pitcher Highway property development. The Township is proposing 20 EDU's which will flow to the Greencastle Borough Treatment Plant and the Borough has provided the Township with a capacity letter to serve our property. The lines will be owned and maintained by the Antrim Township Municipal Authority.

A Young/Baer motion passed 4-0 authorizing the full release of two (2) ATAPCO maintenance security bonds being held. The first is for Antrim Commons Business Park, Phase II, in the amount of \$54,020.00, which was being held for all of Armada Drive and Antrim Commons Drive, from this intersection to Route 11 until 75% built out is met. The second is for Antrim Commons Business Park, Phase II, in the amount of \$157,216.95, which was being held for all of Antrim Commons Drive from Armada Drive to the cul-de-sac until 75% built out is met.

A Baer/Young motion passed 4-0 authorizing the full release of an ATAPCO sewer maintenance bond for Antrim Commons Business Park Lot 12, 13 and Ebbert's Spring Court. Antrim Township Public Works Director has authorized the full release, in the amount of \$7,376.25, as the lines were accepted on 9/26/2016 and the release of the security can occur 18 months from the date of dedication.

A Baer/Young motion passed 4-0 approving the project completion escrow being held for Antrim Commons Business Park, Lot 9, NorthPoint, to be renewed in the same amount of \$95,137.38. No increase is needed as work has taken place.

A Murray/Young motion passed 4-0 conditionally approving the reduction in the Letter of Credit being held for Rolling Hills, Phase 5, pending the recommendation to be made by Dewberry (Township Engineer firm) once they have made their inspection. The current Letter of Credit, in the amount of \$174,274.05, is up for the annual review and a significant amount of work has taken place.

A Young/Murray motion passed 4-0 approving the Letter of Credit to be renewed in the same amount of \$1,650.00, which is being held for the completion of the as built surveys for Rolling Hills, Phase 5.

A Young/Murray motion passed 4-0 adopting Ordinance 357 amending §139-29 and §139-38 prohibiting parking and establishing tow away zones at the Antrim Township Community Park, Grant Shook Road.

A Baer/Murray motion passed 4-0 authorizing payment of the R&I (Repair and Improvement) fee to the Antrim Township Municipal Authority for the Molly Pitcher Highway property in the amount of \$41,360.00, which is 20 EDU's at \$2,068.00 each.

The Roadmaster/Park Director reviewed the items on his prepared report to the Supervisors. In addition to the review, it was announced that the Township sent out the rubber tire loader to assist Rescue Hose with a barn fire on Ridge Road, pushing hay bales around. The Supervisors commented on how well the tennis and basketball courts look after the re-surfacing project was completed this week. It was announced that replacement "No Swimming" signs were installed at the Martins Mill Bridge Park, along with new "No Alcohol Permitted" signage.

A Baer/Murray motion passed 4-0 approving the severance package for a separated Township employee.

Graham reminded the Supervisors of a joint meeting between Borough Council, the Township Supervisors, and Rescue Hose Company set for Wednesday, August 12, at 6:30 pm at the fire station.

A Young/Murray passed 4-0 approving two (2) resolutions authorizing Township administration to work with consultants and legal council to begin getting paperwork in order for the Sewer Plant Upgrade financing. One resolution (#328) is for new money funding and the other resolution (#329) is for refunding all or a portion of the outstanding note, Series of 2015 (with F&M).

Murray announced that he had the opportunity to speak with three deputies of the Sherriff's office concerning making a presence at the Martins Mill Bridge Park.

Young stated he thanked the Pennsylvania State Police for being out at the Martins Mill Bridge Park yesterday.

Heraty called for Public Comment.

Robert Smith, 7498 Angle Road, stated he is in favor of tearing down the barn at the Community Park.

A Baer/Young motion passed 4-0 to adjourn the Regular meeting at 9:48 p.m.

Respectfully submitted,

Jennifer Becknell  
Board of Supervisors Secretary