

Minutes of the Antrim Township Supervisors  
Regular Meeting

December 8, 2020

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, December 8, 2020 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: Pat Heraty, Chairman; Rick Baer, Fred Young and Chad Murray. Also attending was: John Lisko, Solicitor; Sylvia House, Zoning/Code Enforcement Officer; Roger Nowell, Public Works Director; Brad Graham, Administrator; and Jennifer Becknell, Secretary/Treasurer. *(Vice Chairman, John Alleman, joined the meeting by video conference after the meeting had started.)*

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 Murray/Young motion passed 4-0 to approve the minutes from the November 24, 2020 regular meeting.

A Young/Murray motion passed 4-0 to approve the payment of the bills on the Treasurer's reports dated December 8, 2020.

Alleman joined the meeting by video conference at 7:12 p.m.

Eric Watts, representative with NorthPoint, was present to provide an update to the Board on the status of the Antrim Commons Business Park (ACBP), Lot 16 NP project. Watts introduced Michael Miller, a NorthPoint associate that will be working on the NorthPoint project at ACBP, Lot 16. Watts announced that they have executed an agreement with their client and the deal should be closed by the end of this year. Watts thanked the Supervisors for being pro-development and for their cooperation on this project.

A Murray/Young motion passed 5-0 granting the modification request for Antrim Commons Business Park, Lot 16, NorthPoint, allowing the installation of E&S controls and conduct grading activities prior to plan approval with the understanding that it is at their risk. The Antrim Township Planning Commission recommended granting this modification. Supervisor Young stated that there are concerns with the traffic flow pattern for the trucks leaving this property. Eric Watts confirmed that their traffic engineer is revising the traffic study to show all truck traffic exiting the property using Intermodal Avenue and no trucks will go past their property to the East on Milnor Road.

A Baer/Young motion passed 5-0 granting the exemption request from §125 (Subdivision and Land Development) and §126 (Stormwater Management) to the Antrim Township Municipal Authority (ATMA) for a 12' x 24' shed at the water plant located at 14675 Sherwood Drive with the understanding that all stormwater created by this additional 288 sq. feet of impervious area be controlled on the property. The Antrim Township Planning Commission recommended this exemption if the stormwater could be controlled on the property.

A Murray/Baer motion passed 5-0 granting the exemption request from §125 and §126 to Fun Castle, 3054 Buchanan Trail East for the proposed 60' x 100' indoor batting cage over existing gravel which is an

impervious area, so no additional stormwater runoff will be created with this 6,000 sq. ft addition. The Antrim Township Planning Commission recommended granting this exemption.

A Young/Murray motion passed 5-0 authorizing the Chairman to sign the Agreement to Amend lots 5 and 37 of Paradise Estates, which changes the location of the stormwater controls as proposed on the properties. The Antrim Township Planning Commission recommended signing this agreement.

A Murray/Young motion passed 5-0 approving the final plan for Linn and Lorraine Christman, lot addition, Grindstone Hill Road.

A Young/Baer motion passed 5-0 approving the final plan for Dennis K. Rife Poultry Operation, land development, Stone Bridge Road for the construction of a 63' x 500' poultry barn with a 12' x 15' service room.

A Young/Baer motion passed 5-0 accepting the withdrawal of the plan for Antrim Commons Business Park (ACBP), lot 16, subdivision, lot addition, Ebbert's Spring Court. This plan was approved on November 13, 2018 but was requested by ATAPCO to not be recorded. ATAPCO has asked to withdraw this lot addition plan as it is now part of the ACBP, lot 16, NorthPoint. The Antrim Township Planning Commission recommended the withdrawal of this plan.

A Murray/Baer motion passed 5-0 authorizing staff to send the RFPW-NBD (Request for Planning Waiver, Non-Building Declaration) to DEP (Department of Environmental Protection) for Linn and Lorraine Christman, lot addition, Grindstone Hill Road. No building is proposed.

A Murray/Young motion passed 5-0 approving the full release of the Letter of Credit, in the amount of \$274,023.75, for Antrim Brethren in Christ Church, Molly Pitcher Highway, as all improvements have been completed and the as-built drawings are acceptable.

A Baer/Young motion passed 5-0 approving the full release of the bond, in the amount of \$1,493,843.45, for A. Duie Pyle, Molly Pitcher Highway. The as-built drawings have been accepted and approved. The Township engineer (Dewberry) has inspected the property and recommended the bond release.

The next two (2) agenda items for security releases were tabled, as there were comments on the as-built drawings that need to be addressed. They were for 1) P&G Properties; 2) 2003 and 2013 Commerce Avenue.

A Baer/Murray motion passed 5-0, by resolution # 332, accepting the Red Oaks Estates Deed of Dedication of Scarlet Circle and a portion of Field View Drive. The roads are acceptable.

A Young/Baer motion passed 5-0 authorizing the Chairman to sign the Indemnification Agreement with Matrix and authorizing the Administrator to sign the HOP (Highway Occupancy Permit) application for Matrix, for the construction of Conrad Court, upon receipt of the signed Indemnification Agreement.

A Young/Murray motion passed 5-0 authorizing the Chairman to sign the Indemnification Agreement with 2017 Greenmount Road LLC and authorizing the Administrator to sign the HOP (Highway Occupancy Permit) application for 2017 Greenmount Road LLC upon receipt of the signed Indemnification Agreement.

Nowell, Public Works Director, updated the Supervisors on the Phase 2 Sewer Plant Expansion by stating rebar is going in the south half of the tanks; concrete is scheduled for Friday, December 11; tank excavation

likely complete within a week or two. Nowell also stated that the project is 30 – 45 days ahead of schedule. The rest of his update included the following: Sewer plant operations going well; off to a good start to our Nitrogen year, as we are currently 8,616 pounds under our MAX goal; normal pump station maintenance and repair; the Antrim Township Municipal Authority (ATMA) is moving forward with water source search; Water plant operations going well; began 4<sup>th</sup> quarter meter readings; drought status is D-0, which is “abnormally low”; RFP’s were sent out for installing fire hydrants on Cedarbrook Drive and Sherwood; normal administrative activity for pre-treatment program; announced that he has been re-certified for HMI (Host Municipal Inspector).

A Baer/Murray motion passed 5-0 adopting the Final 2021 Budget. The budget notice was advertised as required by Second Class Township code, and the budget was available to view here at the Township building as well as posted to the Antrim Township website.

Baer inquired if there had been any discussion concerning increasing the rental rates/fees for the use of the Antrim Township Community Park ballfields. The Administrator said it was on the agenda for the Park Committee to discuss at their next meeting.

Young thanked the Supervisors for approving the use of the Antrim Township Community Park for the 2020 Turkey Trot and thanked those that participated and supported this event. Young announced that the course workers all wore masks and that the runners all wore masks until they began running.

Heraty called for Public Comments.

Robert Smith, 7498 Angle Road, informed the Supervisors that there was a sizeable divot on Zarger Road, about fifty feet past Musselman Run, on the north side of the culvert. The Administrator said he would mention this to the Roadmaster.

A Murray/Young motion passed 5-0 to adjourn the Regular Meeting at 7:43 p.m.

Respectfully submitted,

Jennifer Becknell  
Board of Supervisors Secretary