

Minutes of the Antrim Township Supervisors  
Regular Meeting

July 13, 2021

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, July 13, 2021 at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following members present: John Alleman, Chairman; Pat Heraty, Fred Young and Chad Murray. The following were also in attendance: Sylvia House, Zoning/Code Enforcement Officer; Roger Nowell, Public Works Director; John Lisko, Solicitor; Brad Graham, Administrator; and Jennifer Becknell, Secretary/Treasurer. (*Vice Chairman Rick Baer was absent*).

Alleman called the meeting to order at 7:00 p.m.

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

Graham offered a word of prayer, followed by the Pledge of Allegiance to the Flag.

Alleman called for Public Comments. There were none.

A Heraty/Murray motion passed 4-0 to approve the minutes from the June 22, 2021 regular meeting.

A Murray/Heraty motion passed 4-0 to approve the payment of the bills on the Treasurer's reports dated July 13, 2021.

The Public Works Director gave an update on the Sewer and Water operations, Collections/Conveyance, and the Pretreatment Program. Special mention of the Phase 2 Sewer Plant expansion progress, stating the mixers are installed, the electrical building has wiring being installed, and that August 2 is the scheduled mechanical start up. It was stated that Pump Station 9 will be scheduled for a pipe retrofit as one side is shut down due to issues with check valves and pump supports. The window for this retrofit is 4 to 12 weeks, depending on material delivery schedules.

A Young/Heraty motion passed 4-0 granting Transportation Properties LLC, Antrim Church Road, the modification request from §125-17(D)(6) requiring parking lot trees, with the condition that the existing trees on the property be placed in a conservation easement. The Antrim Township Planning Commission recommended to grant this modification request with the above condition.

A Young/Murray motion passed 4-0 denying Whispering Willows, North Young Road, the modification request from §126-6(H) requiring 6" of freeboard on roadside swales. The Antrim Township engineer firm (Dewberry) recommended denying this request as they feel the ordinance can be met. The Antrim Township Planning Commission recommended denying the request unless proof is submitted that the ordinance cannot be met.

A Heraty/Young motion passed 4-0 granting Sheetz # 553, Antrim Commons Drive, the modification request from §126-9 requiring specific infiltration rates, allowing for a 72-hour dewatering time instead of 2 days (48 hours) as DEP (Department of Environmental Protection) allows a 72-hour dewatering time. The Antrim Township Planning Commission and Dewberry recommended granting this modification.

A Heraty/Young motion passed 4-0 approving the Shared Access Agreement for June L. Turner, Sheller Road. Antrim Township Solicitor reviewed the agreement.

A Young/Murray motion passed 4-0 conditionally approving the final Land Development plan for 2017 Greenmount Road Lot 2, Greenmount Road, 420,000 sq. ft. warehouse, pending financial security is received,

Conservation Easement Agreement is received, plans in state plane 83 South and that all staff and engineering comments are satisfied.

A Heraty/Murray motion passed 4-0 approving the final two-lot, single family subdivision plan for June L. Turner, Sheller Road.

Staff asked for direction on several matters concerning ATAPCO Acquisitions Lot 1, Molly Pitcher Highway, and the Board of Supervisors instructions are as follows:

- Shared Use Trail: The Shared Use Trail must be constructed with this plan all the way across the property, from Northern most property line to Southern most property line, through the PAAL property.
- No Parking signs: Not requiring the installation of “No Parking” signs along private drive across from Conservancy Lane.
- Future Road Right-of-Way: Instructed staff to contact PennDOT requesting assistance in enforcing the Route 11 Corridor Study, which reserves road right of ways for future road widening projects, ensures the Shared Use Trail is appropriately placed, setbacks are met, and that stormwater controls and other improvements are outside the future road right of way.
- BMP outlets: The sheet flow from BMP 5 should be directed around the Carbaugh property or ATAPCO should purchase the properties as they are for sale.
- PennDOT culverts: Still in the early stages with PennDOT approvals, but ATAPCO will need to be able to prove the volume discharging to the culverts is less than what is entering the culvert before development. The Township will not take over the maintenance on any PennDOT culverts.

A Young/Murray motion passed 4-0 approving the general security Letter of Credit for Rolling Hills Phase 5, Emily’s Court, to renew in the same amount of \$47,736.49 after the annual review.

A Young/Murray motion passed 4-0 conditionally approving the sewer security Letter of Credit, in the amount of \$1,650.00, for Rolling Hills Phase 5, Emily’s Court, to be released in full once the sewer lines have been televised with satisfactory results.

The Supervisors gave direction to staff that they are in favor of rezoning the entire Highway Commercial (HC) section from the Northeast corner of Greenmount Road and Mason Dixon Road to Industrial (I), this would include 717 Mason Dixon Road. The Antrim Township Planning Commission and staff recommend this rezoning as the growth anticipated in this area is better suited for Industrial zoning.

After much discussion on the Alternative Energy Ordinance (regulates renewable energy sources such as solar, wind, and hydro-electric energy) the Supervisors asked that this be brought to a future meeting as they needed more time to consider which zoning districts best suits a utility scale solar farm.

A Heraty/Murray motion passed 4-0 authorizing staff to prepare and advertise an ordinance to repeal Chapter 100 entitled Fireworks. The Antrim Township Planning Commission recommended repealing the Fireworks ordinance.

Staff received a letter from the Law Office of Zachary I. Mills asking for confirmation of the Conditional Use condition in paragraph 10 that requires screening for Monarch’s Way, 7465 Angle Road. After much discussion between Carissa Martin, Director at Monarch’s Way, Attorney Zachary Mills, Robert and Dianne Smith (direct neighbors to Monarch’s Way), staff, Township Solicitor and Supervisors, it was agreed that Monarch’s Way will install a 5-foot solid panel fence (with an additional scalloped picket top) on the side adjacent to the Smith property which will begin 50 to 60 feet from the center of the Angle Road, run down the property line, then dog-leg up the driveway embankment, run the length of the parking pad, and then dog-leg back down to the property line and continue down to the “bird box” stake on the Smith’s property. It is further understood that Monarch’s Way may continue the fence beyond the bird box marker, is not required to screen along the Marshall property

line or along Angle Road and will not be required to plant trees. The Antrim Township Planning Commission does not believe screening is required along the Marshall property line or along Angle Road.

Staff received a request from Transportation Properties LLC, asking to connect to the private sewer line that serves the Township Municipal Office and the Senior Center. Plans have been submitted to build a trucking business just north of the Senior Center and the owner is requesting 1 EDU. The owner is agreeable to paying his third share of the initial install costs in addition to the tapping fee of the 1 EDU. After some discussion, the Supervisors requested an agreement be drawn up to protect the Township from incurring future expansion costs should the additional capacity exceed the sewer line limits. This matter will be brought back to the Supervisors once the Township Solicitor has created or reviewed the agreement.

A Heraty/Young motion passed 4-0 authorizing staff to issue a letter to 10608 Scenic View Drive giving the owners a 30-day time limit to bring their shed into compliance with setback limits for the property. The letter is to further explain that after the 30-day deadline has passed and the property is still out of compliance a Civil Complaint will be filed with the District Justice for \$5,000.00 and the property will still need to be brought into compliance.

The Supervisors gave direction for a steering group to pursue the various options available to the Township for the Turnkey Pollution Reduction Plan project to determine which option would have the most cost savings for the Township while fulfilling our requirements of the Stormwater MS4. The steering group is to be comprised of the Stormwater Tech./Asst. Code Enforcement Officer, Township Solicitor, Township Administrator, Supervisor Rick Baer and Supervisor Chad Murray.

A Heraty/Murray motion passed 4-0 to rescind their motion from the June 22, 2021 meeting to take no action on the Purdue Pharma class action lawsuit.

A Heraty/Murray motion passed 4-0 authorizing staff to submit an E-ballot in favor of the plan for Purdue Pharma class action lawsuit.

The Administrator reviewed with the Supervisors the issues that are being experienced with the tar/chip process that was performed in 2020 on Rocking M Lane. After some discussion, the Supervisors gave direction to staff to proceed with a one and a half (1 ½) inch asphalt overlay (paving) of Rocking M Lane.

A Heraty/Murray motion passed 4-0 approving the change order for Enoch Brown and Statler Road for a combined additional cost of \$90,865.00. New Enterprise, who worked on the drainage along the listed roads, recommended a layer of scratch coat would be beneficial in correcting a problem with the edges of the road rolling. The pricing is in line with their bid price per ton and remains well within our budgeted amount for paving. The Roadmaster is in favor of this change order.

The Administrator announced that PSATS (Pennsylvania State Association of Township Supervisors) will be having a Business Meeting to address matters and vote on resolutions that have been put off due to COVID-19 cancelling the past two conferences. The business meeting is set for Friday, October 15 from 8:30 a.m. to 1:30 p.m. and there is a Centennial Celebration Dinner the night before. If the Supervisors want to be represented at the Business Meeting they will need to name a delegate ASAP.

Young stated that he went by and checked the progress on Vivian Avenue. Young took pictures of the construction which has begun and said he sent them to the Supervisors.

Alleman called for Public Comments.

Dianne Smith, 7498 Angle Road, wanted to go on the record to say that Carissa Martin of Monarch's Way mentioned in tonight's meeting that a patio concert sounded like a good idea, like it was something she had not thought of before, when in fact Smith claims it is already posted on their website.

Robert Coladonato, 184 Rocky Fountain Drive, stated that he is not in favor of Alternative Energy (Solar Farms) being allowed in R1 zoning district.

A Heraty/Young motion passed 4-0 to adjourn the Regular Meeting, into Executive Session, at 9:36 p.m. to discuss Real Estate matters.

A Heraty/Murray motion passed 4-0 to adjourn the Executive Session, back into the Regular Meeting, at 9:58 p.m.

Alleman announced that Real Estate matters were discussed with no decisions made.

A Murray/Heraty motion passed 4-0 to adjourn the Regular Meeting at 9:58 p.m.

Respectfully submitted,

Jennifer Becknell  
Board of Supervisors Secretary