

Minutes of the Antrim Township Supervisors  
Regular Meeting

September 14, 2021

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, September 14, 2021 at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following members present: John Alleman, Chairman; Rick Baer, Vice Chairman; and Fred Young. The following were also in attendance: Roger Nowell, Public Works Director; John Lisko, Solicitor; Brad Graham, Administrator; Sylvia House, Zoning/Code Enforcement Officer; and Jennifer Becknell, Secretary/Treasurer. (*Supervisors Pat Heraty and Chad Murray were absent.*)

Alleman called the meeting to order at 7:06 p.m.

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

A moment of silence was offered in remembrance of the 9/11 events of 2001.

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

Alleman called for Public Comment. There was none.

A Baer/Young motion passed 3-0 to approve the minutes from the August 24, 2021 regular meeting.

A Young/Baer motion passed 3-0 to approve the payment of the bills on the Treasurer's reports dated September 14, 2021.

Debby Cunningham, Executive Director of the G-A Chamber of Commerce, was present to make the formal request for a donation from the Township to go towards the Heritage Christmas Tree. Mrs. Cunningham informed the Supervisors that they have a good list of possible trees and are all going through the review process. It was announced that the tree lighting ceremony will take place on November 19, 2021.

A Young/Baer motion passed 3-0 approving a \$1,800.00 donation to the G-A Chamber of Commerce to be used toward the 2021 Heritage Christmas tree expenses.

It was announced that the request for Fire Police for the tree lighting ceremony would be covered later in the meeting under the Administrators section as part of the request from the Greencastle Police Department.

A Young/Baer motion passed 3-0 approving the modification request from §125-15(D)(3) "Woodland Preservation" for tax parcel 01-0A17.075.000000, Buchanan Trail East, land behind the Route 16 Auto Zone and along I-81, allowing relief from preserving 80% of trees on property in accordance with the revised concept sketch recognizing that most of these trees are scrub/junk woods. The Antrim Township Planning Commission recommended granting this modification.

A Young/Baer motion passed 3-0 denying road dedications for Phase 2 and 3 of Paradise Estates, Paradise View Drive, as the development is not 75% built out. It was stated that Phase 1 of Paradise Estates meets the ordinance requirements of meeting the 75% build out for road dedication.

A Young/Baer motion passed 3-0 authorizing the Chairman to sign the Traffic Light Agreement with Joinder and the Indemnification Agreement for ACBP (Antrim Commons Business Park), lot 16, NorthPoint. The Traffic Light Agreement with Joinder covers the installation of traffic signals located at Milnor Road and Rt. 11 and the signal at Mason Dixon Road and Rt. 11. The Indemnification Agreement covers only the traffic signal

at the intersection of Milnor Road and Rt. 11. The Antrim Township Solicitor has reviewed these agreements and the changes.

A Young/Baer motion passed 3-0 approving the 180-day extension requests for the following three plans:

- Hoffman MPH LLC, Mason Dixon Road
- Rochester Place. Phase 1, Mountain View Drive
- Grindstone Hill Business Park, Grindstone Hill Road

A Baer/Young motion passed 3-0 approving the final plan for Jacob G. Bemisderfer Jr., lot addition, Bemisderfer Road.

Concerning the Antrim Township Molly Pitcher Highway property, direction was given to staff to leave the stormwater pond on lot 5 positioned as shown and combine lot 5 with lot 3 making this a 4 lot subdivision plan.

A Baer/Young motion passed 3-0 authorizing staff to send to DEP (Department of Environmental Protection) the RFPW-NBD (Request for Planning Waiver Non-Building Declaration) for Sheila A. Bourn, subdivision of lands, Buchanan Trail West/Rabbit Road North.

A Young/Baer motion passed 3-0 authorizing staff to accept into a Township escrow account the escrow funds from Heritage Estates West PRD, Phase 1, in the amount of approximately \$288,000.00 that their lender required to be held to support their Letter of Credit and to release in full the current Letter of Credit being held in the amount of \$405,596.00 after the escrow funds have been received. It was determined that this escrow fund amount is sufficient to cover the cost of the wearing course, the maintenance security after the roads are dedicated and the remaining areas of the sidewalk. It is understood that the escrow funds being held by the Township will be released to the developer upon written request after the work is completed.

A Baer/Young motion passed 3-0 authorizing staff to draw in full the Letter of Credit for Augusta Partners in the amount of \$36,363.84, as this security expires on 9-18-2021 and the original developer has not renewed the security nor has the current property owner provided a replacement form of financial security.

A Young/Baer motion passed 3-0 approving Ordinance # 360, which updates Chapter 111 "Pretreatment" local limits and also repeals Chapter 100 "Fireworks". The Antrim Township Planning Commission recommended approving the ordinance as advertised and written.

A Baer/Young motion passed 3-0 authorizing the Solicitor to make the changes discussed to conditions # 15 and #16 of the Ogos Energy Decision, 2359 Weaver Road, and authorized the Chairman to sign the decision once the below changes are made.

- Condition #15 is to now read: "Applicant shall not allow the grass/weeds growth etc. on the property to exceed either an average height of 12 inches on the entire property or a height of 24 inches anywhere on the property except for required screening. The cash described in 14 above may also be used to maintain the growth of weeds, grass, etc.>
- Condition #16 is to now read: "Applicant or owner of the property shall not transfer the property in any manner without the consent of the Township, which consent will not be unreasonably withheld. At least thirty (30) days prior to transfer, owner or applicant shall provide the Township with information concerning Transferee sufficient to enable Township to make an informed decision as to whether or not to consent to the transfer. Applicant or owner shall also provide Transferee with a copy of the Conditional Use Decision at least thirty (30) days prior to transfer."

A Young/Baer motion passed 3-0 granting the use of a septic holding tank for 7549 Talhelm Road, for the bathroom in a farm office which is located in the barn. The Antrim Township Planning Commission recommended granting the use of a holding tank.

The Zoning Officer announced that the Zoning Hearing Board approved the PRDC request to allow Building B to be constructed to a maximum height of 125' at their proposed site on Molly Pitcher Highway, across from World Kitchen.

The Solicitor called for an Executive Session at the end of the regular meeting to discuss potential litigation.

The Public Works Director updated the Supervisors on the progress of the Phase 2 Sewer Plant Expansion and reported on the work being completed by the Sewer and Water Departments. The following special mention was given: the newly completed basins 3 & 4 are operating smoothly and resulting in good numbers; The old basins 1 & 2 are being "demoed" for their electrical upgrade; Foundation dug out for new headworks facility; Staff answered several high wet well alarms during tropical storm Ida and the sewer plant processed 2.8M gallons during the storm.

A Baer/Alleman motion passed 3-0 approving Workers' Compensation for the Rescue Hose Fire Police if they choose to participate in any of the events requested by letter from the Borough of Mercersburg and by letter from the Greencastle Police Department.

After some discussion regarding the intersection of Hykes Road with Williamsport Pike, direction was given to the Administrator to pursue conversations with PennDOT concerning the installation of a flashing signal (yellow for north/south and red for east/west). It was revealed that PennDOT may have money available that is designated for safety improvements of this nature. Some additional efforts were discussed to improve the visibility at this intersection, such as laying the banks back and keeping crops back away from the road edge.

Young stated he had a conversation with the new COG (Council of Governments) Chairman about maybe having some state elected officials review the new PennDOT traffic signal indemnification requirements.

Alleman called for Public Comment.

Robert Smith, 7498 Angle Road, commented that he feels the Township shouldn't have to police the "cornfields" on state-maintained roads, such as Williamsport Pike, for sight distance issues caused by crops because PennDOT should be made to do this. Mr. Smith also asked why the Supervisors spent so much time during the meeting talking about the PennDOT traffic signal indemnification requirements, stating he felt like it should be a work session topic. Young responded that the Supervisors need to be prepared on the new PennDOT requirements as they are becoming increasingly more difficult to understand and are being required more often. Supervisors do not want to hold up an application pending for such a matter.

A Baer/Young motion passed 3-0 to adjourn the Regular Meeting, into Executive Session, at 8:39 pm.

A Baer/Young motion passed 3-0 to adjourn the Executive Session, back into the Regular Meeting, at 10:20 pm.

Alleman announced that potential litigation and personnel matters were discussed.

A Young/Baer motion passed 3-0 to adjourn the Regular Meeting at 10:21 p.m.

Respectfully submitted,

Jennifer Becknell  
Board of Supervisors Secretary