

Minutes of the Antrim Township Supervisors
Regular Meeting

December 14, 2021

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, December 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 Pat Heraty. The following were also in attendance: John Lisko, Solicitor; Sylvia House, Zoning/Code Enforcement Officer; Brad Graham, Administrator; and Jennifer Becknell, Secretary/Treasurer. *(Supervisor Murray arrived at the end of Regular meeting and Supervisor Young arrived during Executive Session.)*

Alleman called the meeting to order at 7:01 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 Comment.

Steve Miller, Moss Springs Ave., commented as an outgoing Borough Council member that he sincerely appreciated the attendance of the Township Supervisors at their last Borough meeting. Mr. Miller also asked the Township Supervisors to be patient with the new Borough Council members as they learn their positions and hopes the Supervisors can find a way to work well with the Borough on tough upcoming matters.

A Heraty/Baer motion passed 3-0 to approve the minutes from the November 23, 2021 regular meeting.

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

A Heraty/Baer motion passed 3-0 granting a modification request from §126-10(C)(1)(d) for All Boxed Up Self Storage, Grindstone Hill Road/Bemisderfer Road, allowing a 2' separation from the BMP bottom to bedrock or groundwater. The Township engineer (Dewberry) and the Antrim Township Planning Commission recommended granting this modification.

A Heraty/Baer motion passed 3-0 granting a modification request from §126-10(C)(1)(g) for All Boxed Up Self Storage, Grindstone Hill Road/Bemisderfer Road, allowing a mixture of 50% compost and 50% sand as fill between BMP bottom and rock. The Township engineer (Dewberry) and the Antrim Township Planning Commission recommended granting this modification.

A Heraty/Baer motion passed 3-0 granting a modification request from §126-10(C)(1)(i) for All Boxed Up Self Storage, Grindstone Hill Road/Bemisderfer Road, allowing BMP's to be 5' from buildings since the facility is built on a slab. The Township engineer (Dewberry) and the Antrim Township Planning Commission recommended granting this modification.

The fourth agenda item for All Boxed Up Self Storage concerning relief from run off rates for two points of interest was tabled as the Township has not received the review from Township's engineer, Dewberry.

A Heraty/Baer motion passed 3-0 granting a modification request from §125-15(F)(2)(b) for Transportation Properties, Antrim Church Road, allowing them to apply the 10% rule of landscaping to the disturbed area of 10 acres instead of the 17 acres of the entire site. The Antrim Township Planning Commission recommended this modification.

A Heraty/Baer motion passed 3-0 granting relief from §125 (Land Development) and §126 (Stormwater) for XPO Logistics, Mason Dixon Road, allowing a 128 square foot shed over existing impervious area. The Antrim Township Planning Commission recommended granting this modification.

A Heraty/Baer motion passed 3-0 granting relief from §125 (Land Development) and §126 (Stormwater) for Beck Manufacturing, Molly Pitcher Hwy., allowing the replacement of their existing 12' x 13' water tank pad with a 13' x 14' building to enclose their new water tank. The Antrim Township Planning Commission recommended granting this modification.

A Heraty/Baer motion passed 3-0 to allow Greens of Greencastle Phase 5 to submit for road dedication of Shannon Drive South, which is 67% built out, rather than wait for the 75% typical build out requirement.

A Heraty/Baer motion passed 3-0 approving the security modification request for 2017 Greenmount Road LLC, Greenmount Road, allowing the water and sewer to be bonded separately from the general and road securities. A note shall be added to the plan stating that no on-site grading shall commence until financial security is in place. 2017 Greenmount Road LLC shall provide \$994,724.50 now for water and sewer construction. Prior to commencing on site construction, they would post the \$4,109,645.10 for general work and \$469,563.05 for the relocation of Greenmount Road.

A Heraty/Baer motion passed 3-0 authorizing the Chairman to sign the following three (3) documents:

1. Paradise Estates Phase 2, Paradise View Drive, Standard Stormwater Maintenance and Monitoring Agreement.
2. Sheetz #553, Antrim Commons Drive, Standard Stormwater Maintenance and Monitoring Agreement.
3. Rolling Hills Phase 4 and 8 Agreement.

A Heraty/Baer motion passed 3-0 granting a 180-day extension for the following four (4) plans:

1. Greens of Greencastle Phase 6 and 7
2. Antrim Township Community Park Maintenance Building
3. Vision Hykes Road LLC, 2 lot subdivision
4. Vision Hykes Road LLC, lot 1 land development

A Heraty/Baer motion passed 3-0 approving the final Land Development plan for Sheetz #553, Antrim Commons Drive, which provides additional truck parking.

A Heraty/Baer motion passed 3-0 approving the final plan for Paradise Estates Phase 2, 14-lot subdivision, Paradise View Drive.

The Vision Hykes Road LLC agenda item concerning SFPM (Sewer Facilities Planning Module) was tables as additional information is needed.

A Heraty/Baer motion passed 3-0 giving direction to staff to proceed with the revised layout and sight easement for Hoffman Road/Paradise View Drive.

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

In the absence of the Public Works Director, the Township Administrator reviewed with the Supervisors the updates provided on the upcoming and on-going work in the sewer and water departments.

A Heraty/Baer motion passed 3-0 approving the final 2022 Budget.

Murray arrived at 7:27 p.m.

Alleman called for Public Comment.

Robert Smith, 7498 Angle Road, commented that there is a substantial tire drop off on either side of the big bridge on Hykes Road, over the train tracks.

Steve Miller, Moss Springs Ave., wanted Chad Murray (since he arrived after his earlier comments) to know that he appreciated the turn out by the Township Supervisors at the last Borough Council meeting.

A Heraty/Baer motion passed 4-0 to adjourn the Regular meeting, into Executive Session, at 7:30 PM.

Young arrived at 7:40 p.m.

A Baer/Young motion passed 5-0 to adjourn the Executive Session, back into the Regular meeting, at 8:27 p.m.

Alleman announced that the Executive Session was held to discuss potential litigation, real estate matters and personnel matters.

A Heraty/Young motion passed 5-0 authorizing the Township Administrator to sign all documents relating to potential lawsuit.

A Heraty/Young motion passed 5-0 authorizing the Township Secretary to sign the certificate of record for potential lawsuit.

A Baer/Young motion passed 5-0 to adjourn the Regular Meeting at 8:28 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary