

Minutes of the Antrim Township Supervisors  
Regular Meeting

January 11, 2022

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, January 11, 2022 at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following members present: Rick Baer, Chairman; Chad Murray, Vice Chairman; Fred Young, Pat Heraty and John Alleman. The following were also in attendance: John Lisko, Solicitor; Sylvia House, Zoning/Code Enforcement Officer; Brad Graham, Administrator; Roger Nowell, Public Works Director; and Jennifer Becknell, Secretary/Treasurer.

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

Baer 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.

Baer gave a brief update on the guidelines of Public Comment.

Baer called for Public Comment.

Steve Miller, Moss Springs Ave., stated he attended the last Borough of Greencastle and Antrim Township Planning Commission meetings. Mr. Miller stated that he appreciates that the Township meetings are recorded and that Public Comment sections are offered at the beginning and end of the meetings. Mr. Miller updated the Supervisors on the progression of the petition being circulated for non-support of the connector road through Moss Springs development. It was stated that there are now 503 signatures, with only 122 signatures being from Moss Springs residents. Mr. Miller commented that this connector road is not just a Moss Springs issue. Mr. Miller stated that he has given the Township Administrator a list of questions that he would like to see answered.

Robert Smith, 7498 Angle Road, asked for an update on the Hykes Road bridge issue that he brought to the Supervisors attention at a previous meeting. The Administrator commented that the Roadmaster is monitoring the height differences between the bridge deck and the road asphalt.

An Alleman/Murray motion passed 5-0 to approve the minutes from the December 28, 2021, regular meeting.

A Murray/Heraty motion passed 3-0-2 (*Alleman and Baer abstained as they did not attend this meeting*) to approve the minutes from the January 3, 2022, organization meeting.

A Heraty/Murray motion passed 5-0 to approve the payment of the bills on the Treasurer's reports dated January 11, 2022.

Heraty recognized audience member Duane Kinzer, Borough of Greencastle Council member, and thanked him for attending the meeting.

A Heraty/Young motion passed 5-0 granting the modification request from §125-16(A)(8)(e) to US Cold Storage, Hykes Road, allowing a curb radius in excess of 40 feet at driveway intersection. The Antrim Township Planning Commission and the Township engineer firm (Dewberry) recommended granting this modification.

An Alleman/Young motion passed 5-0 granting the modification request from §125-17(D)(6)(e) to US Cold Storage, Hykes Road, not requiring a landscape median for every fourth row of parking spaces in the employee parking lot. The Antrim Township Planning Commission recommended granting this modification.

An Alleman/Young motion passed 5-0 granting the modification request from §125-17(D)(7)(c) to US Cold Storage, Hykes Road, allowing light levels to exceed one half foot candles at the property lines in the areas of driveway intersections only for US Cold Storage in accordance with the lighting plan dated 12-16-2021. The Antrim Township Planning Commission and the Township engineer firm (Dewberry) recommended granting this modification.

A Heraty/Young motion passed 5-0 granting the modification request from §125-17(E)(2)(b) to US Cold Storage, Hykes Road, providing relief from sidewalks or trails along Hykes Road as they do not feel the Shared Use Trail needs to extend to or past the bridge on Hykes Road. The Antrim Township Planning Commission recommended granting this modification request.

A Murray/Heraty motion passed 5-0 denying the modification request from §126-6(D) to US Cold Storage, Hykes Road, not allowing predevelopment stormwater management calculations to utilize existing land use coverage of agricultural in lieu of meadow coverage. The Antrim Township Planning Commission and the Township engineer firm (Dewberry) recommended denying this modification request.

A Heraty/Alleman motion passed 5-0 granting the modification request from §126-10(C)(1)(e) to US Cold Storage, Hykes Road, allowing infiltration BMPs within 50 feet of carbonate bedrock. The Antrim Township Planning Commission and the Township engineer firm (Dewberry) recommended granting this modification.

A Heraty/Alleman motion passed 5-0 granting the modification request from §125-12(A) to Century Industrial Development, Molly Pitcher Highway, allowing plans to be marked as Preliminary and Final as the plan is clear as to what part is preliminary and what would be a final approval. The Antrim Township Planning Commission and the Township engineer firm (Dewberry) recommended granting this modification.

An Alleman/Young motion passed 5-0 to table the next four (4) agenda items (7-A, #'s 8, 9, 10, and 11) for Century Industrial Development, Molly Pitcher Highway, as a meeting between the Developer, Township and engineers is needed after plan comments have been sent out. The Antrim Township Planning Commission recommended tabling the four modification requests.

Agenda item # 12 was withdrawn as it is not applicable, it was a modification request from §126-9(B)(8) for Century Industrial Development, Molly Pitcher Highway.

A Heraty/Young motion passed 5-0 granting the modification request from §126-10(C)(1)(j) to Century Industrial Development, Molly Pitcher Highway, providing relief from requiring BMPs to be lined with a geotextile filter fabric. The Antrim Township Planning Commission and the Township engineer firm (Dewberry) recommended granting this modification.

A Baer/Young motion passed 5-0 granting the modification request from §125-17(E)(3) to Grindstone Hill Business Park, Grindstone Hill Road, providing relief requiring the shared use trail along the entire property frontage, allowing the northern section (755 feet) to be completed now and the southern section (1,280 feet) to be completed within five (5) years. The Antrim Township Planning Commission recommended granting this modification until the southern end of the property is developed.

A Murray/Heraty motion passed 5-0 authorizing the Chairman to sign the Standard Stormwater Maintenance and Monitoring Agreement for All Boxed Up Self-Storage, Grindstone Hill Road/Bemisderfer Road.

A Heraty/Alleman motion passed 5-0 for the acceptance of the Shared Access Easement Agreement for Grindstone Hill Business Park, Grindstone Hill Road.

A Young/Alleman motion passed 5-0 granting a 180-day extension to the following three (3) plans and the Antrim Township Planning Commission recommended granting these extensions:

1. Antrim Township Molly Pitcher Highway property;
2. Rochester Place, Mountain View Drive;
3. All Boxed Up Self-Storage, Grindstone Hill Road/Bemisderfer Road.

The final Land Development Plan for Transportation Properties, LLC, Antrim Church Road, was tabled.

A Heraty/Alleman motion passed 5-0 approving the final ag lot addition for Lester Dean and Mitchell Dean Horst, Coseytown Road.

A Heraty/Alleman motion passed 5-0 approving by Resolution # 347 the addition of 100 EDU's for the connection of two (2) new warehouses for Vision-Hykes Road LLC to the Antrim Township Municipal Authority sewer system. Building 1 is a 1.5 million square foot warehouse and Building 2 is an 850,000 square foot warehouse.

A Heraty/Young motion passed 5-0 authorizing staff to send to DEP (Department of Environmental Protection) the RFPW-NBD (Request for Planning Waiver-Non Building Declaration) for Lester Dean and Mitchell Dean Horst. No construction is proposed.

An Alleman/Heraty motion passed 5-0 authorizing staff to release in full two (2) Letters of Credit (LOC) being held for Rolling Hills Phase 5 as work has been satisfactorily completed. The first LOC was for general improvements in the amount of \$47,736.49 and the second LOC was for sewer improvements in the amount of \$1,650.00.

The discussion on variance to relocate a historical farmhouse from 15537 Greenmount Road to 15194 Greenmount Road was tabled as Mr. Eby was unable to attend. This item will be placed on the February 8, 2022, meeting agenda.

The Mason Dixon Road right of way acquisition request for Hoffman MPH LLC was tabled as Doug Keener was unable to attend.

A Heraty/Alleman motion passed 5-0 approving the proposal presented by CS Davidson for preparing bid package documents and oversee the construction of the utilities for the Antrim Township Molly Pitcher Highway property. The proposal was accepted for \$34,790.00 and was presented with breakdowns for various components of the project tasks, which can be modified if the Township decides to do any of the task in house.

A Murray/Baer motion passed 5-0 approving February 22, 2022 as the hearing date and authorizing staff to advertise for the joint hearing with the Antrim Township Planning Commission to amend the Heritage Estates West PRD as a new layout is needed due to stormwater regulations. The new layout removes cul-de-sacs and reduces the total lots from 431 to 222 lots.

The Public Works Director (PWD) gave an update on the Sewer and Water operations, Collections/Conveyance, and the Pretreatment Program. Of special note: The north well site was abandoned after the test well proved unsatisfactory. DEP inspection on 12-8-2021 resulted in a Notice of Violation for procedure reporting error; an excavator working on ACBP (Antrim Commons Business Park) Lot 16, broke off a fire hydrant, resulting in losing approximately 53,000 gallons in a 30-45 minute period. Staff was able to shut off the hydrant valve with no loss of pressure to any customers.

The Administrator updated the Supervisors that staff will be moving forward with sending out the news release announcing the start of the 2022 Park Grant application process as it was approved in the 2022 Budget. An Executive Session was also called for to discuss a personnel matter.

Alleman welcomed everyone to a new year, mentioned that he was sorry that he missed the organization meeting and thanked the three Supervisors for covering the meeting.

Heraty wished everyone a happy new year, congratulated the Road Crew for a great job covering the recent snow event and mentioned that he received no calls/texts on the matter. Heraty mentioned that Senator Doug Mastriano has announced his run for Governor of Pennsylvania and wishes him well.

Young also thanked the Road Crew for the great job on cleaning up after the snowstorm. Young mentioned that he attended Senator Mastriano's rally in Gettysburg on Saturday to announce his run for Governor and said it was well attended. Young commented that a run for Governor takes a lot of financial support and encouraged anyone who wishes to support Mastriano in this endeavor to become the next Governor of PA to remember to financially help. Young congratulated Rick Baer on his role as Chairman of the Board of Supervisors for 2022.

Baer thanked the three Supervisors that covered the organization meeting in his absence.

Baer called for Public Comment.

Robert Smith, 7498 Angle Road, asked if the Shared Use Trail will be on both sides of Grindstone Hill Road. It was stated that the Official Map shows it on both sides.

Duane Kinzer, Borough of Greencastle Council, stated that the views and opinions of Steve Miller are not necessarily the views and opinions of the current Borough Council.

Young also recognized Dianne Smith for agreeing to serve as an appointee to the Elected Auditor position.

An Alleman/Young motion passed 5-0 to adjourn the Regular meeting, into Executive Session, at 8:15 PM.

A Heraty/Young motion passed 5-0 to adjourn the Executive Session, back into the Regular meeting, at 9:26 p.m.

Bear announced that the Executive Session was held to discuss a personnel matter.

A Young/Heraty motion passed 5-0 stating that Antrim Township will not be using the ARPA (American Rescue Plan Act) funds to compensate our employees for additional time off due to COVID related issues. The Supervisors feel the Township's current employee sick/personal time policies are adequate at this time.

Young provided the following additional comment: The Board of Supervisors will continue to research how the ARPA funds can be used as they were intended and in a legal manner. Some parameters for use are unclear at this time. We will continue to evaluate as the permitted uses of this money become more clear.

A Heraty/Murray motion passed 5-0 to adjourn the Regular Meeting at 9:29 p.m.

Respectfully submitted,

Jennifer Becknell  
Board of Supervisors Secretary