

Minutes of the Antrim Township Supervisors
Regular Meeting

February 8, 2022

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, February 8, 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.

Young arrived at 7:03.

A Murray/Heraty motion passed 5-0 adding agenda item 10(B), the consideration of Resolution # 348, authorizing non-CDL employees to drive CDL vehicles in the event of an emergency. This item was received over the weekend and reviewed by the Township Solicitor.

Baer called for Public Comment. There were none.

A Heraty/Murray motion passed 5-0 to approve the minutes from the January 25, 2022, regular meeting.

An Alleman/Heraty motion passed 5-0 to approve the payment of the bills on the Treasurer's reports dated February 8, 2022.

The visitor section was tabled as the scheduled visitor, Kevin Tharp, was not in attendance.

A Murray/Young motion passed 5-0 granting the modification request from §126-6(E) to All Boxed Up Self Storage, Grindstone Hill Road/Bemisderfer Road, allowing the use of updated IDF curves in accordance with DEP (Department of Environmental Protection), not PennDOT as our ordinance requires. The Township engineer firm (Dewberry) and the Antrim Township Planning Commission recommended this allowance.

A Murray/Young motion passed 5-0 to table the modification request from All Boxed Up Self Storage, Grindstone Hill Road/Bemisderfer Road, for loading ratio requirements for POI-1, as more information is needed. During this motion it was also stated that the original modification request can be amended to omit POI-2, POI-3 and POI-4, as loading ratios are not required for level spreaders. The Township engineer firm (Dewberry) and the Antrim Township Planning Commission recommended tabling the request for POI-1.

An Alleman/Heraty motion passed 5-0 denying the modification request from §126-9(B)(5) to All Boxed Up Self Storage, Grindstone Hill Road/Bemisderfer Road, not allowing relief from constructing a clay core trench for the two rain gardens, as the clay core protects against berm failure. The Township engineer firm (Dewberry) and the Antrim Township Planning Commission recommended denying.

A Young/Heraty motion passed 5-0 granting the modification request to 2017 Greenmount Road LLC, I-81 Exit 1, Southbound ramp, allowing relief from stormwater control of 0.13 acres of impervious area related to road improvements as the area is rather flat and of minimal size. The Antrim Township Planning Commission recommended granting this modification.

A Young/Alleman motion passed 5-0 granting the modification request to Greens of Greencastle Phase 6 & 7, Shannon Drive, allowing the placement of the proposed walking trails along the proposed roadway to avoid disturbance to environmentally sensitive areas so long as it is clear that the HOA is responsible for removing snow from the trail. The Antrim Township Planning Commission recommended granting this modification.

A Murray/Young motion passed 5-0 granting the modification request to Greens of Greencastle Phase 6 & 7, Shannon Drive, allowing greater loading ratios for three (3) BMP's, which are marginally higher than what is provided for in DEP's manual. The Township engineer firm (Dewberry) and the Antrim Township Planning Commission recommended granting this modification request.

The agenda item for the Vision-Hykes Road LLC Conservation Easement was tabled as the signed agreement has not been received.

A Heraty/Young motion passed 5-0 granting a 180-day plan extension to Keystone Crossing, S. Young Road. The Antrim Township Planning Commission recommended granting this extension request.

A Murray/Alleman motion passed 5-0 approving the final plan for Steven L. and Lucille Ann Miller, lot addition, Antrim Church Road/Zarger Road.

A Young/Alleman motion passed 5-0 authorizing the RFPW-NBD (Request for Planning Waiver-Non Building Declaration) for Steven L. and Lucille Ann Miller to be sent to DEP. No construction is proposed with this lot addition.

Unanimous approval was given by each Supervisors stating they would support a variance being pursued by Mr. Eby to relocate a historical farmhouse from 15537 Greenmount Road to 15194 Greenmount Road. The Antrim Township Planning Commission said they would be in support of the variance allowing the relocation of the farmhouse.

After hearing the update on the Mason Dixon Road right-of-way acquisition request for Hoffman MPH LLC from the Keener family, the Board of Supervisors decided to discuss the matter in Executive Session.

The Zoning Officer requested an Executive Session to discuss three (3) potential litigation items; two being related to the Greenmount Road upgrade project (14997 Greenmount Road and 14621

Greenmount Road) and the other relating to Whispering Willows contribution to Rt. 11/Hykes Road traffic signal.

The Public Works Director (PWD) gave an update on the Sewer and Water operations, Collections/Conveyance, and the Pretreatment Program. Of special note: Mr.Rehab (vendor) was able to clean the Pump Station 2 force main full pipe for 93 feet, eliminating the need for any major engineering and construction; for I&I (Infiltration and Inflow) working on setting up new meters; the final report for Antrim Well 3 is being incorporated into the Water System Master Plan; will be reaching out to Negley's and AJ Pallets to research existing wells; at the water plant, well 2 pump failed, but was able to locate needed parts and will order spare parts to have in stock as items are getting harder to locate.

A Heraty/Alleman motion passed 5-0 granting the reduction of the current billing (Q4-2021) for Greencastle Self Storage by 50% of the difference between their average quarterly bill and this current bill, thusly reducing the \$549.91 to \$342.46. The Supervisors followed the recommendation of the ATMA (Antrim Township Municipal Authority).

A Heraty/Murray motion passed 5-0 authorizing by Resolution # 348, allowing non-CDL employees to drive CDL equipment in the event of a significant winter weather event or other emergency while being temporarily understaffed due to unforeseen measures, such as COVID or short-term disability.

Baer announced that he forgot to mention at the beginning of the meeting that the Supervisors met with staff earlier concerning personnel matters, with no decision to announce.

Baer called for Public Comment.

Robert Smith, 7498 Angle Road, was concerned about the liability the Township would be exposed to by allowing non-CDL drivers to drive CDL equipment. It was stated that the liability is still there with any driver, but the state motor code has been modified in the past couple years to allow for this situation.

A Heraty/Murray motion passed 5-0 to adjourn the Regular meeting, into Executive Session, at 7:42 p.m. to discuss potential litigation, Real Estate matters and personnel matters.

A Heraty/Alleman motion passed 5-0 to adjourn the Executive Session, back into the Regular meeting, at 8:50 p.m.

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

A Heraty/Alleman motion passed 5-0 to begin the condemnation process on the required right of way and stormwater management areas necessary on the Keener property on Mason Dixon Road, with the condition that Hoffman MPC LLC pays all Township fees and associated costs.

A Heraty/Alleman motion passed 5-0 authorizing Zachary Mills, at a rate of \$200/hour, to represent Antrim Township on all legal matters relating to the condemnation process mentioned before concerning the Hoffman/Keener right of way acquisition.

A Heraty/Murray motion passed 5-0 authorizing staff to negotiate with the attorney relating to the Chilcote property (14621 Greenmount Road) and limiting the amount in question to the amount offered by the Chilcote attorney.

A motion passed 5-0 to adjourn the Regular Meeting, back into a second Executive Session at 9:52 p.m. for a personnel matter and Solicitor Lisko was excused.

A Murray/Young motion passed 5-0 to adjourn the Executive Session at 11:40 p.m., back into the Regular meeting.

Baer announced that a personnel matter was discussed and no decision to announce at this time.

A Murray/Young motion passed 5-0 to adjourn the Regular meeting at 11:41 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary