

Minutes of the Antrim Township Supervisors
Regular Meeting with Planning Commission Hearing

February 22, 2022

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, February 22, 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; Cheryl Walburn, Parks Director; Rodney Eberly, Roadmaster; and Jennifer Becknell, Secretary/Treasurer.

Attending from the Antrim Township Planning Commission; Larry Eberly, Chairman; Robert Smith; Delbert Myers; Richard Walck; and Zachary I. Mills, Solicitor.

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

Baer asked that we remember Pat Heraty and his family as his father-in-law passed. Baer also mentioned that a Township staff member welcomed a baby boy this week.

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

Baer announced that the Supervisors held an additional Executive Session on February 8, 2022, to discuss a personnel matter.

A Murray/Heraty motion passed 5-0 adding agenda item 10(C), a motion to be made on a personnel matter. This item was finalized after the agenda was created and is of an urgent matter.

Corporal Antwjuan Cox of the Pennsylvania State Police was present to ask if the Supervisors had any concerns or matters to report. Young thanked Cpl. Cox for the presence of the State Police at the parks in Antrim Township and asked that he relay to the barracks that it is much appreciated.

Baer called for Public Comment. There were none.

A Murray/Heraty motion passed 5-0 to approve the minutes from the February 8, 2022, regular meeting.

An Alleman/Heraty motion passed 5-0 to approve the payment of the bills on the Treasurer's reports dated February 22, 2022.

At the request of Board of Supervisors (BOS) Chairman, Baer, an Alleman/Heraty motion passed 5-0 recessing the Regular Meeting, and into the Public Hearing with the Planning Commission at 7:06 pm.

Antrim Township Planning Commission Chairman, Eberly, called the Special Meeting of the Antrim Township Planning Commission (ATPC) to order at 7:07 pm.

At the request of the ATPC Chairman, Eberly, a Smith/Walck motion passed 5-0 to recess the Special Meeting, and into the Public Hearing with the Antrim Township Board of Supervisors.

Eberly, ATPC Chairman, called the February 22, 2022 Public Hearing to order at 7:08 pm, for the purpose of hearing testimony from Heritage Greens LLC seeking approval for a revised layout of the Heritage Estate West Planned Residential Subdivision (PRD) - *to be developed off Delanie Drive*.

Baer, BOS Chairman, called the February 22, 2022, Public Hearing to order at 7:08 pm, for the purpose of hearing testimony from Heritage Greens LLC seeking approval for a revised layout of the Heritage Estate West Planned Residential Subdivision (PRD) - *to be developed off Delanie Drive*.

Baer, BOS Chairman, asked all persons who wished to testify or offer comments during this public hearing to stand, and raise their right hand to be sworn in. All interested parties were sworn in and were directed to offer comment directly to the Planning Commission and the Board of Supervisors and instructed them to please state full name and address when recognized.

***Transcript of the Public Hearing was prepared by Jodi Lambert, Stenographer. ***

The Planning Commission and the Board of Supervisors heard testimony from the Applicant, John Snyder of Snyder Land Development, 801 Belvedere Street, Carlisle, PA, who provided verbal and visual testimony. Mr. Snyder stated that this request for a change to the master plan is unusual because they are requesting fewer units than the original plan submitted. Mr. Snyder stated that due to streams and buffers and stormwater management requirements, they are requesting to reduce the total number of units from 431 to 222.

Baer and Eberly asked their respective boards if they had any questions for the applicant.

ATPC member Smith commented that he believes the reduction in housing units is a good thing, protecting stormwater and an ideal solution for the traffic flow through the development.

The Planning Commission and the Board of Supervisors heard testimony from Sylvia House, Zoning Officer for Antrim Township who provided verbal testimony. House stated that the hearing was advertised in accordance with the law and that she is in support of the total unit reduction as the changes preserve more environmental features and adds more connector roads.

Baer and Eberly asked their respective boards if they had any questions for the Zoning Officer.

Young asked if the opening of Vivian Avenue would benefit traffic flow with this development, to which the Zoning Officer answered yes.

BOS Chairman Baer then asked the members of the audience for testimony but was reminded that no one from the audience stood for the swearing in process.

Board of Supervisors Chairman, Baer, called for a motion to adjourn the hearing.

An Alleman/Heraty motion passed 5-0 to adjourn the hearing and reconvene the Regular Meeting.

ATPC Chairman, Eberly, asked for a motion to adjourn the hearing.

A Myers/Smith motion passed 4-0 to adjourn the hearing and reconvene the Special Meeting.

ATPC Chairman, Eberly, asked if the Planning Commission was ready to make a decision tonight or needed more time for deliberation.

A Smith/Myers motion passed 4-0 approving the revised layout of the Heritage Estate West Planned Residential Subdivision (PRD) which reduces the total number of units from 431 to 222.

A Myers/Smith motion passed 4-0 to adjourn the ATPC Special Meeting at 7:16 p.m.

An Alleman/Heraty motion passed 5-0, following the recommendation of the Planning Commission, approved the revised layout of the Heritage Estate West Planned Residential Subdivision (PRD) which reduces the total number of units from 431 to 222.

The Zoning Officer reminded Zachary I. Mills, Solicitor for the Planning Commission, to write a letter stating the official decision made by the Planning Commission at this hearing.

Visitor, Jonathan Stough with RBC Wealth Management, provided the Supervisors with a 2021 Annual Review of the Antrim Township investments, including January 2022. Stough stated the analysis shows the face value of all investments with RBC at the end of January 2022 is \$22,911,076 with approximately \$4.8 million in cash to yet be invested. Mr. Stough recommended to keep investing as more CD's and agency notes will continue to mature and need to be reinvested. Mr. Stough reported that interest rates (10-year) were 1.15% last year, backup to 1.92%. New 3-year purchases in the 1.85% range and 5-year purchases are in the 2.15% range.

Heraty stated that it was prudent of the Township to sit on the bulk of the uninvested cash during the downturn of the economy, but feels it is now time to begin reinvesting as rates are turning upward again.

A Young/Heraty motion passed 5-0 giving direction to Jonathan Stough of the Turnbridge Group, part of the RBC Wealth Management, to reinvest \$3.8M of the cash being held at RBC.

A Heraty/Alleman motion passed 4-0-1 (*Baer abstained*) authorizing the Chairman to be the signatory and point of contact for Antrim Township all matters relating to RBC investments, replacing that of the Administrator.

A Murray/Heraty motion passed 5-0 authorizing the Chairman to sign the Standard Stormwater Maintenance and Monitoring Agreement for 2017 Greenmount Road I-81 Exit 1 southbound ramp.

An Alleman/Heraty motion passed 5-0 approving the final Land Development plan for the Antrim Township Park Maintenance Building, Grant Shook Road.

A Heraty/Alleman motion passed 5-0 accepting the new financial security received for Moss Springs Phase IIA for \$316,136.48. The previous bond was in the amount of \$287,396.80 and was subject to the 10% increase of \$28,739.68. No additional work has been completed.

The agenda item for review of the Server Upgrade quotes was tabled as some of the specifications provided in the quotes came back differently than requested and will need to be sorted out.

House called for a brief Executive Session to discuss a potential litigation matter.

A Young/Hearty motion passed 5-0 to adjourn the Regular Meeting, into Executive Session at 7:27 p.m.

A Heraty/Alleman motion passed 5-0 to adjourn the Executive Session, back into the Regular Session at 7:43 p.m.

Solicitor Lisko stated that potential litigation was discussed during the Executive Session.

The Parks Director stated her update on the parks is in the ATBOS file for review and added the following: the nice weather has brought out more visitors to the park; the north end well test has yielded 53 gallons/min.; water samples from this well test are at the lab; the mini-split at the concession stand was installed; reservations for the fields are full for the season.

The Parks Director reviewed the 2022 Park Grant requests and the recommendations made by the Park Committee.

A Heraty/Young motion passed 5-0 approving the 2022 Park Grants as recommended by the Park Committee with no modifications.

A Heraty/Murray motion passed 5-0 awarding the Antrim Township Park Concessionaire contract to Lizzy's, with the contract length extended to 5 years in good standing.

A Heraty/Alleman motion passed 4-1 (*Young opposed*) approving the proposal received by General Recreation in the amount of \$18,900.00 for the installation of the previously purchased shade sails for the playground at the park.

The Roadmaster reviewed the items on his update to the Supervisors and added the following: the Road Crew had several call outs for trees across the roadway; hand dryers were installed in the restrooms at the park-paper towel savings and lessening grinder pump issues; one employee has returned from short term disability and is on restrictions for one week; and scheduling a meeting to discuss upcoming paving projects.

A Heraty/Alleman motion passed 5-0 authorizing two board members sign all checks for both the Board of Supervisors and the Antrim Township Municipal Authority.

A Heraty/Alleman motion passed 5-0 to table signing the Agreement with East Coast Risk Management for a new Antrim Township Policy Manual until further research and discussion.

A Heraty/Young motion passed 5-0 accepting the signed Severance Agreement between Antrim Township and the former Administrator.

An Alleman/Heraty motion passed 5-0 approving the purchase and installation of a new HVAC unit for the computer room in the Zoning Office.

Alleman stated he had one call out as EMC (Emergency Management Coordinator) for tree down across road and the Road Crew took care of the situation just fine. Alleman also stated he had a meeting with the Rescue Hose Fire Chief and the Antrim Township Roadmaster. It was determined that the Roadmaster will be securing some sand for the use by the Fire Department as the need arises and the Fire Chief also stated there is the need for some jersey barriers from time to time to close roads. Alleman suggested the Township buy ten (10) jersey barriers this year and budget the purchase of 20 more in 2023, along with a trailer to store and haul the jersey barriers.

An Alleman/Murray motion passed 5-0 authorizing the Roadmaster to purchase ten (10) jersey barriers in 2022.

Young stated he attended the quarterly COG (Council of Government) meeting and that he was appointed Treasurer, replacing the former Antrim Township Administrator in this position. Young mentioned that there was a presentation given at the COG meeting showing the needs throughout Franklin County for Emergency Services, one being the Junior Firefighter Academy had to be cancelled for the second year. Young distributed a handout to his fellow Supervisors showing what the Township is currently contributing to Rescue Hose.

Baer called for Public Comment.

Robert Smith, 7498 Angle Road, commented that once again drivers are cutting the corner again at Brown's Mill Road and Angle Road and have created a big hole. He stated that the delineator is now leaning. The Supervisors asked the Roadmaster to take a look at this situation.

Eddie Baxter, Carowinds Drive, thanked the Township for the Right-to-Know response for Heritage East West Phase 2 & 3 and asked if the Township has received the Buchanan Flats plan yet. The Supervisors stated that it has been received.

Dale Hostetter, State Line, thanked the Supervisors for the Park Grant approvals. Mr. Hostetter stated that membership at the Ruritan Clubs is down and is looking for ways to draw people in.

An Alleman/Murray motion passed 5-0 to adjourn the Regular meeting, into Executive Session, at 8:30 p.m. to discuss potential litigation and personnel matters.

A Heraty/Alleman motion passed 5-0 to adjourn the Executive Session, back into the Regular meeting, at 10:15 p.m.

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

An Alleman/Heraty motion passed 5-0 to adjourn the Regular meeting at 10:15 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary