

Minutes of the Antrim Township Supervisors
Regular Meeting

March 8, 2022

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, March 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: Sylvia House, Zoning/Code Enforcement Officer; Roger Nowell, Public Works Director; and Jennifer Becknell, Secretary/Treasurer.

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

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

A Murray/Heraty motion passed 5-0 adding an agenda item to the Supervisors section. A motion is needed to keep the bid process on schedule for the Park Maintenance Building, as the bid packet was just completed and is being reviewed by the Township Solicitor.

Baer recognized Mike Zeger in the audience and stated he is the Administrator for Quincy Township and is a resident of Antrim Township.

Baer called for Public Comment.

Robert Coladonato, 184 Rocky Fountain Drive, stated that he read the article in the paper concerning the departure of the Administrator from the Township and asked if the Board was going to hire another Administrator. Heraty stated that the Supervisors had some projects to work through with the Department Leaders first but should have a better idea of the direction they wish to take in the next 30 to 60 days. Mr. Coladonato also asked what was included in the severance package and what funds it would be paid from. Heraty stated that there is a confidentiality agreement in place that prevents the Supervisors from discussing the severance package.

Coladonato also wanted to know why the vacancy for the Planning Commission had not been filled since two residents applied. Young stated that the seat should be filled within the next few months and that letters of interest will still be accepted.

A Heraty/Alleman motion passed 5-0 to approve the minutes from the February 22, 2022, regular meeting.

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

A Murray/Heraty motion passed 5-0 denying three modification requests for Glenwood Foods Expansion, Grindstone Hill Road. The Antrim Township Planning Commission and Dewberry (Township's Engineering firm) recommends denying all three requests. The three requests being denied are as follows:

1. Request from §126-10, groundwater recharge-other measures such as evapotranspiration ponds, amended soils and increased planting depth, etc. can be used.

2. Request from submitting a Traffic Impact Study-trip generation should be provided for the additional 16,200 SF addition; at a minimum, a traffic analysis needs completed due to all the current growth.
3. Request to reduce the 2-year postconstruction peak rates to the 1-year preconstruction peak rates-the bypass flow should be routed through the bioretention pond allowing a greater reduction of the 2-year post construction peak rates and encourage more infiltration to meet the regulations.

A Murray/Alleman motion passed 5-0 granting the modification request from §125 (Land Development) and §126 (Stormwater) for an agricultural building at 6151 Guitner Road. The existing 40' x 296' (11,840 SF) barn would be torn down and replaced with a 61' x 284 (17,324 SF) barn. The additional 5,484 SF will flow into existing stormwater ponds on the farm. The Antrim Township Planning Commission recommends granting this modification.

A Heraty/Alleman motion passed 5-0 granting the modification request from §110-49(A) for 762 East Avenue, allowing a well to be approximately 14' feet away from a dwelling instead of the 20' requirement. A hold harmless agreement will be signed before the land use permit will be issued. The Antrim Township Planning Commission recommended granting the modification.

A Heraty/Murray motion passed 5-0 authorizing the Chairman to sign the Conservation Easement Agreement for Greens of Greencastle Phase 6 & 7, Shannon Drive S.

On the issue of the Hoffman Road Sight Easement for Paradise Estates, the Supervisors stated they are not in favor of assuming the responsibility for mowing the area of the sight easement along Hoffman Road.

A Heraty/Alleman motion passed 5-0 granting four (4) plan extension requests. The Antrim Township Planning Commission recommended these extensions. The extensions are as follows:

1. Hoffman MPH LLC, Mason Dixon Road, 180-day extension
2. US Cold Storage, Hykes Road, 180-day extension
3. Century Industrial, Molly Pitcher Hwy., 120-day extension
4. Heritage Estates West PRD Phase 2 & 3, Delanie Drive, 180-day extension

A Heraty/Young motion passed 5-0 authorizing staff to send the RFPW-NBD (Request for Planning Waiver – Non Building Declaration) to DEP (Department of Environmental Protection) for Ebenezer United Brethren Church, Williamson Road/Guitner Road.

A Heraty/Young motion passed 5-0 approving the renewal of the financial security being held for Grace Bible Church, Hoffman Road, in the new amount of \$179,013.93. The prior certified check in the amount of \$162,739.94 is subject to the 10% increase since no work has taken place.

An Alleman/Heraty motion passed 5-0 authorizing staff to release in full the bond being held for A. Duie Pyle Phase 3 in the amount of \$911,475.72. Dewberry, Township engineering firm, has inspected the site and recommends the full bond release as all work has been completed.

A Young/Alleman motion passed 3-2 (*Murray and Baer opposed*) approving the renewal of the financial security for ACBP (Antrim Commons Business Park) Lot 15 NP (Northpoint) in the same

amount of \$1,213,463.90 without the 10% annual increase, as most of work on the site has been completed.

The Public Works Director (PWD) gave an update on the Sewer and Water operations, Collections/Conveyance, and the Pretreatment Program. Of special mention: restarting basin 1 and 2 next week after finished upgrade; will be working on paving, landscaping and general punch list at sewer plant; tackling ROW (Right of Way) clearing; moving forward on Force Main maintenance; received the plan for additional 12 new fire hydrants in Cedarbrook and Sherwood; submitted DEP permit applications for working on the Cedarbrook water tower and the temporary water supply for when the Cedarbrook water tower is down for maintenance; received notice from DEP that they received and passed the completeness review of our application to correct our non-compliant issue by installing pH and temperature monitoring equipment at water plant; suggested that we increase our fees for the five customers using pretreatment program; Twp's well 2 is back in service and Twp's well 1 will have the pump replaced soon and secure future critical parts; working on obtaining an appraisal in order to make an offer for a well head protection area around well 3 off of Shanks Church Road; looking to restart the existing well on the AJ Pallet property to see about north end water supply.

Alleman announced that there is a scheduled pre-bid meeting on March 21 at 10:00 a.m. for the Park Maintenance Building, with bids due back to the Township on April 8 by 10:00 a.m. and hopefully to the Board of Supervisors on April 12, 2022 for awarding the bid.

Heraty called for an Executive Session to discuss personnel items. Heraty stated he reviewed the minutes from last night's Planning Commission meeting and said he was incredibly disturbed by the comments and requests made by Greencastle Borough resident Steve Miller. Heraty stated that the Township Boardroom is not a test case for anyone to grandstand and the Township will decide how to run their meetings.

Young stated that Antrim Township Board of Supervisors is fully transparent with their meetings as proven with posting audio recordings of the meetings to the Township website within 24 hours. Young read a direct quote from Steve Miller saying "I will ask you to table this agenda item now so that I can leave with confidence knowing that you will not take further action later in the meeting about this subject." Young said he takes high issue with this statement made by Mr. Miller as it calls in to question the integrity of our board members and staff.

Heraty continued by stating that Miller came to a Township meeting with a 500+ signature petition to protest (against a potential connector road) and then speaks out for unity in making decisions that will affect both residents of the Borough and Township all while having placed signs around the community that read "Oppose plan by Antrim Township" referring to the Buchanan Flats plan. Heraty mentioned that Miller wants to now forget all the hardship he caused over the completion of Vivian Drive while he was the Borough President, which still isn't finished to this day.

Young explained that the Township Zoning Officer will treat the Buchanan Flats plan just like the other 22 plans currently being reviewed at the Township office and that office is very transparent in the process. Young added that the proposed Buchanan Flats plan will utilize property of the Borough and property of the Township, so both municipalities have copies of the submitted plan. Young encouraged the residents of the Borough who wish to review the plan go to the Borough office.

Likewise, the residents of the Township who wish to review the plan, should do so at the Township office.

Murray hopes that all residents understand that the Township cannot deny a business their rights to build what they wish if the area in which they want to build in is zoned to permit that type of business. Murray said he gets 2 to 3 calls a week asking why the Township is putting up warehouses and he answers them with “the Township isn’t putting in anything, if a developer buys a piece of land and wants to put something in that is allowed in that zone, there isn’t one thing the Township can do”. Murray warned buyers of residential properties to be aware of how the properties surrounding their property is zoned.

Young/Alleman motion passed 4-0-1 (*Baer abstained*) appoint the Chairman to serve as the Township Projects Coordinator.

An Alleman/Heraty motion passed 5-0 conditionally approving the Park Maintenance Building bid package, contingent upon the Township Solicitor’s approval.

The Secretary made a clarification statement concerning a comment made at the February 22, 2022 Board of Supervisors meeting. Becknell stated for the record that the earnings for the Township on their investments with RBC since moving funds to them on August 10, 2016 is \$1,675,989.56.

Baer called for Public Comment.

Robert Coladonato, 184 Rocky Fountain Drive, asked for clarification on the job title of Township Projects Coordinator that Rick Baer was appointed to earlier in the meeting. Young replied that there is a job description for this position and that it is meant to be a temporary position until they decide on when/how to fill the vacant Administrator position. Young stated that the Elected Auditors has set a wage for that position and that Baer will be a Township employee as a working Supervisor.

Robert Coladonato also inquired if the Township has made in progress in drafting an ordinance for Solar Farms. The response was given that the Township has an Alternative Energy ordinance in rough form, which has a solar section. This ordinance has taken the back burner with all the plan reviews being done at the Township. Solar farms are currently being treated as a conditional use in all zones. Coladonato stated he is not in favor of solar farms in residential districts.

Baer wanted to state for the record that it wasn’t his intention to take compensation for this position.

A Heraty/Murray motion passed 5-0 to adjourn the Regular meeting, into Executive Session, at 7:59 p.m. to discuss personnel matters.

An Alleman/Murray motion passed 5-0 to adjourn the Executive Session, back into the Regular meeting, at 9:27 p.m.

Bear announced that during the Executive Session Real Estate and Personnel matters were discussed.

A Heraty/Murray motion passed 5-0 to reopen the request for Letters of Interest for the Planning Commission vacancy, with a news release to be placed and notice on the Township website. The Board of Supervisors has put a closing date of May 1, 2022 for Letters of Interest.

A Murray/Alleman motion passed 5-0 to adjourn the Regular meeting at 9:30 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary