

Minutes of the Antrim Township Supervisors  
Regular Meeting

April 12, 2022

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, April 12, 2022, at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following members present: Rick Baer, Chairman; Fred Young, and John Alleman. The following were also in attendance: John Lisko, Township Solicitor; Sylvia House, Zoning/Code Enforcement Officer; Roger Nowell, Public Works Director; Cheryl Walburn, Parks Director; and Jennifer Becknell, Secretary/Treasurer. *(Chad Murray and Pat Heraty were absent.)*

Baer called the meeting to order at 7:03 p.m.

Baer stated that the meetings are typically recorded and posted to the Township website within 24 hours. However, due to technical difficulty with our recording device, tonight's recording will be done by the Secretary and used for the purpose of creating the minutes only.

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

Baer called for Public Comment.

Connie Slye, 801 Zarger Road, wanted to state an observation she has made on the growth predication for our area. Slye counted nine (9) new housing developments with approximately 870 units in total. Each unit would average two (2) adults, and possible children of driving age. The point she made was that drivers will need to get from one side of Greencastle to the other and Baltimore Street will not be enough to handle the potential traffic growth combined with our current traffic burdens. Slye stated a connector road would be necessary to Walter Ave but asked if there was a timeline for connecting Walter Ave. to Rosebud Dr. and she also inquired if there were plans to extend Grindstone Hill Extension Road to Exit 3.

It was stated that once the development comes to that area of Rosebud, that is when the roads will be developed and connected properly, as planned since the comprehensive plans of the 1960's. The connection of Grindstone Hill Road to Exit 3 is driven by development as well, but will be even more complex as the bridge on Rt. 11 over I-81 will need widened in conjunction with this road extension.

An Alleman/Young motion passed 3-0 to approve the minutes from the March 22, 2022, Regular Meeting.

An Alleman/Young motion passed 3-0 to approve the payment of the bills on the Treasurer's reports dated April 12, 2022.

A Young/Alleman motion passed 3-0 approving the modification request from §110-49(A) well location for 10199 Jasper Drive, allowing the well to be 12' from the principal dwelling instead of the required 20' in order to maintain 50' from the public sewer line as required. They will sign a hold harmless agreement. The Antrim Township Planning Commission recommended granting this modification.

An Alleman/Young motion passed 3-0 authorizing the Chairman to sign the Standard Stormwater Maintenance and Monitoring Agreement for Paradise Estates Phase 3, Paradise View Drive.

A Young/Alleman motion passed 3-0 authorizing the Chairman to sign the Traffic Light Agreement for 2017 Greenmount Road LLC, which covers the light at Exit 1 on the southbound ramp and the changes to the Exit 1 northbound ramp light.

An Alleman/Young motion passed 3-0 authorizing the Chairman to sign the Standard Stormwater Maintenance and Monitoring Agreement for Greens of Greencastle Phase 6 & 7, Shannon Drive South.

A Young/Alleman motion passed 3-0 authorizing the Chairman to sign the Hold Harmless Agreement for the well modification for 762 East Avenue.

A Young/Alleman motion passed 3-0 granting extensions for the following four (4) plans. The Antrim Township Planning Commission recommended granting these extensions:

- Whispering Willows: 30-day extension
- Glenwood Foods: 180-day extension
- Vision Hykes Road LLC subdivision: 180-day extension
- Buchanan Flats: 180-day extension

A Young/Alleman motion passed 3-0 approving the final plan for Ebenezer United Brethren Church, lot consolidation, Williamson Road/Guitner Road.

An Alleman/Young motion passed 3-0 authorizing staff to send the RFPW-NBD (Request for Planning Waiver-Non Building Declaration) to DEP (Department of Environmental Protection) for Antrim Commons Business Park (ACBP) Conservancy Lane. This lot addition plan creates Conservancy Lane and no building lots, water or sewer service is created with this plan.

A Young/Alleman motion passed 3-0 authorizing staff to send the RFPW-NBD (Request for Planning Waiver-Non Building Declaration) to DEP (Department of Environmental Protection) for William S. and Una Karen Gailey, Maryland Line Road.

A Young/Alleman motion passed 3-0 approving the SFPM (Sewage Facilities Planning Module) for Paul S., Craig M., and Todd A. Carbaugh for the proposed 2.9-acre single family home lot with on on-lot septic located along Sportsman's Road.

A Young/Alleman motion passed 3-0 approving the 90-day extension request for the Buchanan Flats SFPM (Sewage Facilities Planning Module), East Baltimore Street.

A Young/Alleman motion passed 3-0 approving the security for ACBP (Antrim Commons Business Park) Lot 16, NorthPoint, to be renewed in the same amount that is currently being held, which is \$17,679,350.26. No increase is warranted during this annual review and renewal process as they are actively working on the site and both staff and the Township engineer firm (Dewberry) agree the amount is sufficient.

Direction was given to set the Conditional Use Hearing (joint meeting with both the Antrim Township Planning Commission and the Board of Supervisors) for May 10, 2022, for a solar farm located at 12392 Williamsport Pike. It was further agreed upon that a special meeting for the Planning

Commission deliberation would be advertised for May 16, 2022, along with the Conditional Use Hearing notice and cancelled if not needed. It was stated that the developer was made aware that all additional charges such as Planning Commission pay, Planning Commission Solicitor pay and advertisement costs would be their responsibility to cover for the additional May 16, 2022, meeting.

A Young/Alleman motion passed 3-0 authorizing the Chairman as “Acting Administrator” to sign the PennDOT M-945RC “Recording Copy” for HOP 230175 for the relocation of Greenmount Road; AND to sign the PennDOT signal plan for HOP 2301777 for the I-81 Exit 1 SB ramp and SR 163 traffic light.

The Zoning Officer gave an update on the Greenmount Road upgrade project, stating that the Township has received the two (2) sales agreements from Jerr-Dan. The first agreement for the property to the west of Greenmount Road has only one (1) term/stipulation, which is that the contractor who is doing the road upgrade for the Township relocates their security fence. The second agreement for the property to the east of Greenmount Road has five (5) terms/stipulations. They are as follows:

1. Relocate their security fence;
2. Jerr-Dan would apply for a zoning change for their parcel within 30 days of signing (this) sales agreement;
3. Antrim Township Board of Supervisors agree to proceed with the zoning change hearing and provide consideration of said application in accordance with the law;
4. Jerr-Dan shall submit a variance application to the Antrim Township Zoning Hearing Board requesting approval for their existing metal building to remain over the required front setback and the Township will not oppose the request at the variance hearing;
5. Settlement on the property shall not be delayed because of the above-mentioned terms, meaning the settlement can take place before these items are completed.

An Alleman/Young motion passed 3-0 accepting the terms/stipulations of the Jerr-Dan sales agreements relating to the Greenmount Road upgrade project.

Solicitor Lisko stated that an ARPA (American Rescue Plan Act) report needs to be completed and filed by Antrim Township by April 30, 2022. Lisko mentioned that the process is quite cumbersome according to some of his other municipal customers and that there is a CPA by the name of Kevin Stouffer with SEK (Smith, Elliott and Kearns) that is specializing in completing this report in case Antrim Township is interested in learning more about his services and price. Lisko stated that the Township needs to select the “Standard Loss Deduction” option, which gives you the most liberties on how the Township can use the ARPA funds.

A Young/Alleman motion passed 3-0 allowing staff to utilize the services of Kevin Stouffer with SEK on an as-needed basis for the completion of the ARPA reports to Federal Government website.

An Alleman/Young motion passed 3-0 authorizing the Secretary and Chairman to sign all paperwork necessary for filing for the “Standard Loss Deduction” option on the ARPA report.

Lisko stated he has some items to be covered during the Executive Session.

The Public Works Director (PWD) stated that the Board of Supervisors has asked to review the decision made by the Antrim Township Municipal Authority (ATMA), which was to allow the

developer of Shadow Creek Phase 5 and 6 connect their sewer to pump station 21. It was explained that Antrim Meadows was going to build a gravity line to feed to pump station 25, which would have picked up Phase 5 and 6 of Shadow Creek. The developer for Antrim Meadows pulled out and the sewer main will not be installed. The Supervisors further stated that the Township, and others, spent a lot of money constructing the Shanks Church bypass to alleviate the SSO (sanitary sewer overflows) in the area and to direct flows to pump station 25 to eliminate pump station 21 altogether. It was mentioned that pump station 25 was sized to accommodate flows from Shadow Creek and additional potential growth. The Supervisors noted and the Public Works Director confirmed that pump station 21 is 20 years old and in need of an upgrade. Running this main line to pump station 25 would allow pump station 21 to be eliminated. The Zoning Officer stated that sewer lines are not grandfathered in and are reevaluated when plans are submitted due to changes in the sewer system. The Supervisors mentioned that the developer of Shadow Creek Phase 5 and 6 could work with the ATMA to utilize a reimbursement agreement for anyone in the future who wants to tie into the main line and could also request a reduction in the tap fee for the distribution portion of the fee if they choose to install it. The surveyor for the developer of Shadow Creek Phase 5 and 6 stated that the development will probably not happen if they have to put in the new main line to pump station 25. The Zoning Officer stated that the Township cannot re-create a problem "downstream" from pump station 21. Allowing the connection would put these loads back into pump station 21 and it would undo all the work of the Shanks Church bypass project.

A Young/Alleman motion passed 3-0 requiring any future phases of Shadow Creek development (phases 5 and 6) to construct a gravity line that feeds to pump station 25.

The Park Director announced that the bid opening for the Antrim Township Community Park Maintenance Building was conducted on April 8, 2022. It was stated that the Township had three (3) contractors attend the pre-bid meeting, but only two (2) submitted bids. The bid amounts were announced as follows:

1. GRC: Base bid of \$820,840, plus the add alternate for the standing seam roof of \$11,842, for a total of \$832,682.
2. United Enterprises Construction, LLC: Base bid of \$698,800, plus the add alternate for the standing seam roof of \$44,415, for a total of \$743,215.

An Alleman/Young motion passed 3-0 accepting the bid from United Enterprises Construction, in the amount of \$743,215, which includes the standing seam roof.

The Public Works Director (PWD) gave an update on the general Sewer and Water operations, Collections/Conveyance, and the Pretreatment Program. Special mention of the following items: working through getting the whole sewer plant integrated into the SCADA system to get the proper alerts; pump station 1 Force Main cleaning being scheduled; getting pump replacement quotes for pump stations 9 and 12; scheduling manhole sealing; working with consultant on revised surcharge agreement; there will be an increase in the annual pretreatment permit fee for 2023.

The Supervisors recognized language added to the Township health insurance plan, effective January 2022, allowing for extension of health insurance coverage beyond a termination date if part of a severance agreement.

An Alleman/Young motion passed 3-0 approving Workers' Compensation coverage for the Rescue Hose Co. No. 1 Fire Police for the three (3) events listed below, should they choose to participate

1. Operation God Bless America Ride: Sunday, June 5, 2022
2. VFW Memorial Day Parade: Monday, May 30, 2022
3. Kruzin 4 K9's Ride: Saturday, May 21, 2022

The Supervisors recognized a letter received from the Antrim Township Planning Commission, signed by all four members, requesting action be taken to fill the vacant position on the Planning Commission and that their recommendation is Connie Slye. Supervisor Baer read the entire letter and stated that the Supervisors would make their decision after May 1, 2022, as this was the due date given to the public for submitting Letters of Interest.

Agenda item 10F, concerning the discussion to name an additional Supervisor as Township Projects Coordinator or to rename one, was tabled until the full board was present.

An Alleman/Young motion passed 3-0 recognizing the departure of the Planning/Zoning Assistant, and authorized staff to advertise for a full-time Office Clerk to assist in both the Zoning and Administrative departments.

An Alleman/Bear motion passed 3-0 authorizing staff to prepare Eagle Scout proclamation from Antrim Township for presentation on April 24, 2022.

Baer called for Public Comment.

Bob Coladonato, 184 Rocky Fountain Drive, asked if there are any plans for a traffic light at the intersection of Hykes Road and Route 11. The Zoning Officer stated that light could possibly be put in by Molly Pitcher PRD once they decide to develop. Mr. Coladonato asked for clarification on why Baer was signing as "Acting Administrator". It was explained that the original resolution with PennDOT for projects approved the Administrator to sign all necessary documents. Mr. Coladonato also inquired if there was a maximum limit stated in the language added to the health insurance policy for extending health insurance beyond the termination date if it was part of a severance agreement. The Secretary stated that there is no maximum limit set for this extended period of health insurance coverage, all at the discretion of the Supervisors when offering a severance package.

Robert Smith, 7498 Angle Road, asked how the standing seam roof on the Park Maintenance Building was going to be fastened to the lapping. It was explained that panels are attached to the substrate using concealed clips and fasteners. The screws don't penetrate the panels. Mr. Smith also asked for the name of the person who left the Zoning Department. It was stated that it was Jordan Knight.

A Young/Alleman motion passed 3-0 to adjourn the Regular meeting, into Executive Session, at 8:44 p.m.

An Alleman/Young motion passed 3-0 to adjourn the Executive Session, back into the Regular meeting, at 9:50 p.m.

Baer announced that Real Estate matters were discussed during the Executive Session.

A Baer/Young motion passed 3-0 giving direction to staff to not participate in the Judicial Sale for the two delinquent utility billing customers: UB account # 2122 (Timothy Drive) and # 3537 (Hill Road).

An Alleman/Young motion passed 3-0 to change the terms of the purchase of agreement for 14621 Greenmount Road to state no moving cost offered, \$15,000 cap for closing costs, and the sale price to not exceed \$250,000.

A Baer/Young motion passed 3-0 authorizing the Secretary to cut a check out of cycle for the purchase of 14621 Greenmount Road if necessary.

A Baer/Alleman motion passed 3-0 to adjourn the Regular meeting at 9:57 p.m.

Respectfully submitted,

Jennifer Becknell  
Board of Supervisors Secretary