

Minutes of the Antrim Township Supervisors
Regular Meeting

February 14, 2023

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, February 14, 2023, at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following board members were present: Chad Murray, Chairman; Fred Young, Vice Chairman; Pat Heraty and John Alleman. The following were also in attendance: John Lisko, Solicitor; Sylvia House, Zoning/Code Enforcement Officer; Amber King-Reasner, Assistant Zoning/Code Enforcement Officer; Cheryl Walburn, Park Director; and Jennifer Becknell, Secretary/Treasurer. *(Rick Baer was absent.)*

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

Murray announced that the meetings are recorded and will be available on the Township website.

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

Murray called for Public Comment.

Robert Smith, 7498 Angle Road, thanked the Township for repairing the pothole at Browns Mill Museum.

A Heraty/Alleman motion passed 4-0 adding agenda item 7.E.1., for 2017 Greenmount Road LLC utility extension financial security reduction request.

An Alleman/Young motion passed 4-0 approving the minutes from the January 24, 2023, meeting.

An Alleman/Heraty motion passed 4-0 approving the payment of the bills on the Treasurer's Reports dated February 14, 2023.

Jason Reichard, with engineer firm C.S. Davidson, Inc., handed out a prepared booklet to the Supervisors and staff present outlining three (3) design options for a connector road from the Antrim Township Community Park to the Martin's Mill Bridge Park. Mr. Reichard reviewed each option, describing in detail the distance, the slope and cost for each. The Supervisors and audience attendee's asked various questions, which Mr. Reichard answered thoroughly. The Supervisors gave feedback that they were in favor of option 2 or 3. The Supervisors asked that the Park Committee make their recommendation at their next Park Meeting.

Heraty thanked the Park Committee on behalf of the Supervisors for their diligence and commitment to the protection and nurturing of the park.

The Zoning Officer asked to move agenda item 7.F.1. *(awarding the bid for Greenmount Road upgrade project)* to the top of Zoning Section to take action while the C.S. Davidson representative, Jason Reichard, was still at the meeting, in case there were questions.

The Zoning Officer reported that three (3) bids were received for the Greenmount Road upgrade project, which was conducted through Penn Bids with the bid opening on February 10th at 10:00 a.m. The following Bid Tabulation was shared with the Supervisors:

- Liberty Excavators Inc. - \$2,162,000.00
- Kinsley Construction - \$2,276,001.25
- WF Delauter and Son, Inc. - \$2,492,628.75

An Alleman/Young motion passed 4-0 awarding Liberty Excavators Inc., the lowest responsible bidder, the bid for the Greenmount Road upgrade project in the amount of \$2,162,000.00.

A Heraty/Young motion passed 4-0 denying the modification request from §125-16(B)(2) “reasonably shaped lots”, for Glenn Dice, Williamson Road. The shape of the proposed lot will be problematic in the future by the way it wraps around the lot being created. It was recommended that Mr. Dice put an easement across the properties to maintain access to his neighboring lots. The Antrim Township Planning Commission recommended denying this modification request.

A Heraty/Young motion passed 4-0 granting the Stormwater Exemption request for Ralph C. and Marjorie B. Michael, 1-lot subdivision, Hill Road. This lot meets the stormwater exemption criteria in Township’s Code. The Township’s engineer firm, Dewberry, and the Antrim Township Planning Commission recommended granting this exemption request.

An Alleman/Heraty motion passed 4-0 granting the modification request from §125 and §126 for 10960 John Wayne Drive, for a 5’ x 8’ concrete generator pad over existing impervious area. No additional stormwater runoff will be created. The Antrim Township Planning Commission recommended granting this modification request.

An Alleman/Heraty motion passed 4-0 granting the modification request from §125 and §126 for 1611 Ebbert’s Spring Court, for a 38’ x 17’ patio with walkway conditioned upon truck parking spaces be removed to ensure the lot does not exceed the maximum impervious area. The Antrim Township Planning Commission recommended granting this modification request.

A Heraty/Alleman motion passed 4-0 authorizing the Chairman to sign the Standard Stormwater Maintenance and Monitoring Agreement for Glenwood Foods Expansion, Grindstone Hill Road.

A Heraty/Alleman motion passed 4-0 authorizing the Chairman to sign the Screening and Maintenance Agreement for 8642 Molly Pitcher Hwy.

A Heraty/Alleman motion passed 4-0 conditionally approving the plan extension for Keystone Crossing, I-81/South Young Road, on the condition that the plan extension request is received by the Township by the Board of Supervisors meeting of March 28, 2023, as the plan expires on March 30, 2023. The Antrim Township Planning Commission recommended this conditional approval.

A Heraty/Young motion passed 4-0 granting a 180-day plan extension to the following. The Antrim Township Planning Commission recommended granting these extensions:

- US Cold Storage, Hykes Road
- Heritage Estates West, Phase 2-3, Delanie Drive

A Heraty/Young motion passed 4-0 granting a 45-day extension request to Buchanan Flats, East Baltimore Street. The Antrim Township Planning Commission recommended granting this extension.

A Heraty/Alleman motion passed 4-0 granting a 90-day extension request to Greencastle (Buchanan) DGS. The Antrim Township Planning Commission recommended granting this extension.

It was announced that the agenda item for Whispering Willows, 142-lot residential subdivision, Young Road, would be discussed during the Executive Session with a decision to announce afterwards. Solicitor Lisko asked if there was anyone in the audience here concerning this matter, and the there was none.

The agenda item for Glenwood Foods Expansion, Land Development, Grindstone Hill Road, final, was tabled, as financial security, approval from GAFCWA (Greencastle Area Franklin County Water Authority), and plans in State Plane 83 South are needed.

A Heraty/Murray motion passed 4-0 conditionally approving the preliminary plans for Grindstone Hill Business Park, Land Development, Grindstone Hill Road, on the condition of the receipt of plans in State Plane 83 South, GAFCWA approval and all other ordinance criteria is met.

A Young/Heraty motion passed 4-0 approving the SFPM (Sewer Facilities Planning Module) for Ralph C. and Marjorie B. Michael, 1-lot subdivision, Hill Road. The soils for this single-family home lot are marginal and will be managed through the OLDS program.

A Heraty/Alleman motion passed 4-0 approving the release of \$904,250.00 of a Letter of Credit being held for 2017 Greenmount Road LLC, utility extension, Greenmount Road with the Township retaining \$90,474.50 for final grading, stabilization and as built drawings. The Township engineer firm, Dewberry, reviewed this request and recommended this amount released and retained.

A Heraty/Alleman motion passed 4-0 adopting Chapter 126, Stormwater Management Ordinance. This ordinance will replace in its entirety the existing Chapter 126 Stormwater Ordinance. The ordinance was advertised as required by law. The ordinance was prepared in accordance with DEP regulations, was reviewed by both the Township engineer firm, Dewberry, and the Township Solicitor.

The Zoning Officer stated that the Planning Commission was not happy to hear that the Comprehensive Plan was not in this years budget and shared that they do not see the need for a consultant. The Zoning Officer stated that she believes a consultant is absolutely needed for this task to bring fresh perspectives and to know what is going on in other areas of Pennsylvania. The Supervisors confirmed that a consultant is needed and that the vacant Township Administrator position be filled before beginning this process.

It was announced that the agenda item concerning the Final Determination by OOR (Office of Open Records) on the Right-to-Know appeal will be discussed during the Executive Session with a decision to announce afterwards.

Park Director, Cheryl Walburn announced that a temporary occupancy permit has been issued for the new Park Maintenance Building and that the building now has security.

Murray announced that the update from the Utilities Director is in the Supervisors file for review.

A Heraty/Alleman motion passed 4-0 approving the Closed Circuit Television Policy for the park, as presented to the Supervisors at their January 24, 2023, meeting.

It was announced that the agenda item concerning the bidding process for the 2023 lease of park property for farming will be discussed during the Executive Session with a decision to announce afterwards.

A Heraty/Alleman motion passed 4-0 approving, by Resolution # 366, the amended 2023 Fee Schedule, adding the Green Space Rental Fee.

A Heraty/Alleman motion passed 4-0 approving the new Vacation Accrual policy and the new Vacation Allotment Policy for new hires, both effective February 14, 2023.

A Heraty/Alleman motion passed 4-0 approving the utility billing waiver request for 1077 Hykes Road to stop once the current balance is paid in full, as there is no one living at this residence.

A Young/Murray motion passed 4-0 denying the request made by the First Assembly of God for ARPA funds for the purpose of purchasing a 15-passenger van to assist with transportation needs of the community.

The Township Secretary updated the Supervisors that their request to have the first two payments for the newly acquired park property (from the Murray's) that were made in 2022 have been reallocated to the "Distribution of ARPA funds" as they were originally expensed from the "Capital Purchases".

Alleman stated he attended the Franklin County Emergency Services Alliance meeting, where Senator Doug Mastriano was in attendance. Mastriano is over the Veterans and the Emergency Services Committees. Mastriano was asked to look into some verbiage to make Fire Training Centers eligible to apply for and receive grant monies, as it was discovered that currently Fire Training Centers are not eligible for state funds. Alleman added that the Training Centers are vital in the attempt to train and retain emergency service personnel and that policy is being developed to require "x" amount of service within Franklin County if trained here.

Alleman stated that it is now legal for blue emergency lights to be used on tow trucks in Pennsylvania.

Alleman announced that the County Air Unit 10 is no longer in operation. Rescue Hose has a spare bottle of air for every apparatus, and they have an air cascade system at the Rescue Hose fire hall.

Alleman stated the Junior Firefighter Academy is planned for July 16 – 22, 2023.

Alleman stated that Pennsylvania is the last state to not have Emergency Services at the county level.

Alleman stated that Rescue Hose has been very busy, but fortunately it has been for mutual aid to neighboring jurisdictions.

Alleman asked the Secretary to amend the January 24, 2023 minutes by adding the dates for the approved Operation God Bless America ride.

Murray thanked everyone for attending the meeting on Valentine's Day.

Murray called for Public Comment. There were none.

A Young/Heraty motion passed 4-0 to adjourn the Regular meeting into an Executive Session at 8:26 p.m. to discuss Potential Litigation and Real Estate matters.

A Young/Alleman motion passed 4-0 to adjourn the Executive Session, back into the Regular Meeting at 8:48 p.m.

Murray announced that Potential Litigation and Real Estate matters were discussed during the Executive Session.

A Heraty/Young motion passed 4-0 authorizing staff to advertise the for the request of sealed bids for the lease of the designated Township park property for farming.

A Heraty/Young motion passed 4-0 granting Verdant Fields request to withdraw the Whispering Willows Plans and also move that the plans be disapproved in that the applicant for the plans no longer is a Landowner, in that they do not have a contract to purchase the property.

A Heraty/Young motion passed 4-0 granting the Right-to-Know applicant the documents requested through the appeal process with the Office of Open Records to be released in the allowed 30-day time frame.

A Heraty/Young motion passed 4-0 to adjourn the Regular Meeting at 8:51p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary