

Minutes of the Antrim Township Supervisors
Regular Meeting

October 10, 2023

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, October 10, 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; John Alleman, Pat Heraty and Rick Baer. The following were also in attendance: John Lisko, Solicitor; Chris Ardinger, Administrator/Roadmaster; Sylvia House, Zoning/Code Enforcement Officer; and Jennifer Becknell, Secretary/Treasurer.

Murray called the meeting to order at 7:02 p.m.

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

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

Murray called for Public Comment.

Tim Hykes, 14101 Molly Pitcher Highway, stated that he is not in favor of the proposed 50' setback along Rt. 11, Rt. 16, and I-81. He also stated that an advertisement in the newspaper is not a sufficient way to get information out to the public, that there should be compensation to the property owners for increased setbacks, and questioned if we conducted an impact study on the effects this change has on property owners.

Bill Blair, 2444 McDowell Road, reminded everyone that there will be a community meeting held at 6:30 p.m., on October 17, 2023, at the Shady Grove Community Center, hosted by Antrim Township Citizens for Safe Water (ATCSW). Mr. Blair thanked the Township staff and Supervisors for caring and helping to get the word out.

An Alleman/Young motion passed 3-0-2 (*Baer and Heraty abstained as they did not attend prior meeting*) approving the minutes from the September 26, 2023, Regular Meeting.

An Alleman/Baer motion passed 5-0 approving the payment of the bills on the Treasurer's reports dated October 10, 2023.

The modification request from §125-14(D)(6)(k), location of features, for Greencastle (Buchanan) DGS, Buchanan Trail West, was tabled, as more information is needed to clarify the request.

A Young/Baer motion passed 5-0 granting a 180-day plan extension request for the following. The Antrim Township Planning Commission recommended granting these extensions.

- Antrim Commons Business Park (ACBP) lot 7R Grading Plan, Molly Pitcher Highway
- Antrim Commons Business Park (ACBP) Conservancy Lane 8-lot Consolidation Plan, Molly Pitcher Highway
- Antrim Commons Business Park (ACBP) Conservancy Lane Land Development, Molly Pitcher Highway
- Red Oaks Estates, Scarlet Circle

A Heraty/Young motion passed 5-0 granting a 90-day plan extension request for CORE5 at Mason Dixon LLC, Greenmount Road. The Antrim Township Planning Commission recommended granting this extension.

The Sewer Exemption Mailer for Antrim Commons Business Park (ACBP) lot 7R & Conservancy Lane, Molly Pitcher Highway, was tabled.

The Sewer Exemption Mailer for Chloe Court Partnership, Hykes Road, was tabled.

A Heraty/Young motion passed 5-0 authorizing the full release of the \$5,000.00 that was being held for Fayetteville Contractors to complete the as-built drawings. The as-built drawings have been received and approved by the Township engineer (Dewberry).

A Baer/Heraty motion passed 5-0 authorizing staff to renew the escrow amount being held for Heritage Estates West Phase 1 in the same amount of \$71,686.25, which is being held for the completion of sidewalks, as additional sidewalks have been constructed.

The Zoning Officer gave a summary of the temporary occupancy permit request being made by Antrim Commons Business Park (ACBP) lot 16, NorthPoint, for the Walmart facility. It was explained that this temporary occupancy permit is being asked for without the completion of the turn lanes and traffic signals at Milnor/Route 11 and Mason Dixon Road/Route 11. There is a draft agreement to work out the details of this request. It was stated that NorthPoint is looking to obtain permission from PennDOT to restrict traffic on Milnor Road and not connect Intermodal and Ebbert's Spring Court to Milnor until the turn lanes and signal are constructed at Milnor Road/Route 11. Mr. Clint Strieker of NorthPoint was present and fielded some questions from the Board of Supervisors and Utilities Director. The Supervisors decided to discuss this matter further during an Executive Session following the regular meeting with the intention of announcing a decision afterwards.

A Heraty/Baer motion passed 5-0 approving the addition of 88.67 acres of land to default into the Ag Security Area (ASA) program. The breakdown is as follows: 88.3 acres is located off Clay Hill Road near Hades Church Road (01-0A14.-004A-000000) and the homestead of .37 acres along Clay Hill Road near Strite Road (01-0A08.-027.-000000). The Antrim Township Planning Commission recommends allowing the lands to be added to the Ag Security Area program.

The Zoning Officer explained that after the October 2, 2023 work session she was given direction to revise the already drafted changes to the Chapter 150 "Zoning" ordinance by adding a definition for setbacks and by clarifying that the 50' setback along Route 11, Route 16 and I-81 applies to buildings only. The Zoning Officer worked with the Township Solicitor and agreed to the following language:

- SETBACK – The distance from a property line, excluding public or private road right of way, whether existing or proposed, to a building, structure, or improvement.
- (H) Any yard that contains or abuts a public or private road right of way, whether existing or proposed, shall comply with the front yard regulations. There shall be a required 50' setback to buildings along yards that abut or contain Route 16, Route 11, and/or Interstate 81.

The Supervisors gave staff authorization to proceed with the required advertising for a hearing set for December 12, 2023 for the Ordinance Changes to Chapter 150 "Zoning".

The Utilities Director reviewed his update report with the Supervisors, which included potential projects. He stated that this year is the first time the Antrim Township Municipal Authority (ATMA) will be offering to sell Phosphorus and Nitrogen credits.

The Utilities Director stated that the Antrim Township Municipal Authority (ATMA) would like to proceed with a proposed fire hydrant project which has been discussed for several years. The project would entail the installation of twelve (12) hydrants primarily in Sherwood Manor and the Cedarbrook Development. It was stated that the ATMA intends to install the hydrants with full staff, to include the road crew, to cut costs. The ATMA approved purchase of materials from L/B Water, which is a CoStars vendor. The Utilities Director relayed to the Supervisors that the ATMA has requested a loan from the Township, up to \$200,000, for this project.

A Heraty/Young motion passed 5-0 approving a loan, up to \$200,000, at zero percent interest, with a repayment period of five (5) years.

The Utilities Director asked the Board of Supervisors for direction on the issue of requiring commercial dischargers, who have discharge permits to the Township sewer system, to test for PFAS (per-and polyfluoroalkyl substances), which is also known as “forever chemicals” because they breakdown so slowly. After some discussion, the Supervisors gave direction to not require the testing at this time and to wait for mandatory testing requirements from DEP or the EPA.

The Roadmaster gave a brief update on the work that has been completed by the Road Department and what is coming up next. The condition of Shinham Road was briefly discussed.

The Administrator stated that he attended the Rescue Hose “Fire Prevention Week” event on Saturday and got a tour of the facility. He reminded the Supervisors of the DEP meeting at the Township office on Thursday, October 12, and the Open House at the Park Maintenance Building for the public on October 18, from 10am to 6:30pm. It was decided to utilize the advertised meeting date of October 31 for a budget work session.

A Heraty/Alleman motion passed 5-0 authorizing, by resolution (#367), the Administrator to sign all approved PennDOT documents on behalf of Antrim Township.

A Heraty/Alleman motion passed 5-0 approving the donation request of \$1,800.00 towards the cost of the 2023 Heritage Christmas tree.

An Alleman/Baer motion passed 5-0 approving Workers’ Compensation coverage for Rescue Hose Fire Police for the Heritage Christmas dates, as requested by the Greencastle-Antrim Chamber of Commerce, should Rescue Hose Fire Police elect to participate in the event.

A Heraty/Baer motion passed 5-0 approving the 2024 Minimum Municipal Obligation (MMO) worksheet for the PMRS Pension Plan, which is for \$89,516.00. This worksheet figure will become our actual invoice amount next year.

Baer stated that he was out at the park recently and things look good.

Alleman stated that he was disappointed that no other Supervisors attended this past Saturday “Fire Prevention Week” event at Rescue Hose.

Heraty stated he has a personnel matter for the Executive Session. He thanked the Administrator for his hard work and getting tasks completed.

Young apologized for not attending the Rescue Hose event as he had a prior engagement. He stated the Administrator is very good at multi-tasking and appreciates his eagerness in learning the Township functions, even if they are on weekends.

Murray recognized the hard work put in by Tom Moore on updating the snowplow driver routes. He also recognized the efforts of the Zoning Officer and the Secretary.

Murray called for Public Comment.

Robert Smith, 7498 Angle Road, asked if the Township was performing “dry runs” of the snow routes as he had seen a Township truck with a plow over at Rhodes Grove camp. The response from the Roadmaster was “Yes, we have been making practice runs to learn snow routes”.

A Baer/Heraty motion passed 5-0 to adjourn the Regular Meeting at 8:25 p.m. and enter the Executive Session for the discussion of a legal matter.

A Young/Heraty motion passed 5-0 to adjourn the Executive Session at 8:48 p.m. and enter back into the Regular Meeting.

Murray stated that during the Executive Session they discussed a legal matter.

The Township Solicitor stated that the decision to grant a “conditional” temporary occupancy to NorthPoint (for their client Walmart) was majority, but not unanimous. The Solicitor continued by stating the conditions that he has been instructed by the Supervisors to include in the agreement, which are as follows:

- NorthPoint/Walmart must complete the turn lanes and traffic lights by 10-30-2024 at
 1. Milnor Road/Route 11
 2. Mason Dixon Road/Route 11
- NorthPoint/Walmart will be charged a penalty of \$5,000/day for every day past 10-30-2024 that the improvements are not completed.
- NorthPoint/Walmart is to install a temporary physical barrier to prevent trucks from turning left when leaving the Walmart facility.
- Walmart’s occupancy is limited to the terms as presented on the ramp-up analysis schedule.

A Heraty/Young motion passed 5-0 to adjourn the Regular Meeting at 8:55 p.m. and enter a second Executive Session.

A Heraty/Alleman motion passed 5-0 to adjourn the Executive Session at 9:32 p.m. and enter back into the Regular Session.

Murray stated that during the second Executive Session personnel and real estate matters were discussed.

A Young/Baer motion passed 5-0 to adjourn the Regular Meeting at 9:33 p.m.

Respectfully submitted,
Jennifer Becknell
Board of Supervisors Secretary