

June 8, 2010 - Antrim Township Board of Supervisors

MINUTES OF THE ANTRIM TOWNSHIP SUPERVISORS

REGULAR MEETING

June 8, 2010 7:00 p.m.

The Antrim Township Board of Supervisors held a regular meeting on Tuesday, June 8, 2010 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Chairman Rick Baer, Vice Chairman Curtis Myers, Supervisors Sam Miller, James Byers and Fred Young III. Others attending the meeting included John Lisko, Solicitor; Brad Graham, Township Administrator; Peter Oppliger, Student Representative to the Board of Supervisors and Sylvia House, Zoning Officer. Supervisor Fred Young III arrived late to the meeting.

Visitors: See attached list.

Chairman Baer called the meeting to order at 7:03 p.m. The meeting opened with a word of prayer followed by the Pledge of Allegiance.

Chairman Baer called for Public Comment.

Jeff Todd addressed the Supervisors regarding the complaints he filed against his neighbors, the Myers'. Mr. Todd is concerned that the Township has given them six months to clean up their property and has also given them two 30 day extensions. Mr. Todd mentioned that he was required to put up a bond to clean up his property and he came into compliance. He just wants everyone to be treated the same. Mr. Todd has been paying to do a fly over of the property to see if there are still violations on the Myers' property. He also mentioned that the Myers' are refusing to remove the building by the Conococheague Creek and they have told us it was there before the Township's zoning went into effect. Mr. Todd stated that he has proof that building has only been there for seven years or less. He would like to see his neighbors forced to come into compliance like he did and wants everyone to be treated the same. Supervisor Miller responded that we are going to treat everyone the same and they will be given a violation if they do not come into compliance. The rest of the Supervisors acknowledged Mr. Todd's comments.

Peter Oppliger also addressed the Supervisors and wanted to take an opportunity to thank them for allowing him to serve for the past year and a half as Student Representative. He mentioned that this will be his last meeting as he will be graduating this weekend. He expressed that he has learned a lot and has enjoyed serving in this roll. The Supervisors acknowledged his thanks and congratulated him on his upcoming graduation and thanked him for his willingness to serve as Student Representative.

Supervisor Fred Young III arrived at this time – 7:09 p.m.

A Miller/Myers motion passed 4-0 (Byers abstained) to approve as written the regular meeting minutes from May 25, 2010.

A Miller/Byers motion passed with unanimous vote to approve the bills on the Treasurer's reports dated June 8, 2010.

Chuck Frame from Boyer & Ritter presented the 2009 Township Audit to the Supervisors at this time. He explained the different financial statements; the Government Wide Statement that includes the Fixed Assets in the Asset portion of the Statement and the Statement of Activities Statement that shows the Fixed Assets as depreciated over the useful life of the Asset. Mr. Frame mentioned that the statements were prepared using the Modified Cash Basis of Accounting, which means revenues are recorded when received and expenses are recorded when paid. Mr. Frame also mentioned the GASB 45

requirement for this year and the fact that the Township opted out of this requirement since we only have one retiree on the Township's health plan. Mr. Frame stated that the Township's financial statement is a very healthy one. He also noted that the Township's revenues exceeded the expenses causing a positive change in net assets. Mr. Frame also touched on the Sewer and Water fund statements noting that the revenues also exceeded the expenses causing a positive change in net assets. He also reviewed the two management letters that were included with the audit where certain internal control issues were addressed with the Township.

A Miller/Young motion passed with unanimous vote to approve a modification request from §150-69 (F) for Cedar Grove Mennonite Church to allow them to construct a gravel area for overflow parking in Phase I and then pave the area in Phase II.

A Miller/Byers motion passed with unanimous vote to approve a modification request from §125-45 (T) for Heritage Estates West to allow them to have a 10% curvature along Rossi Drive and a 7.5% curvature along Divinity Drive even though the Ordinance requires a 5% curvature per 100 feet for residential streets.

A Miller/Young motion passed with unanimous vote to approve a modification request from §125-45 (Q) for Heritage Estates West to allow them to have a horizontal curve radius of 100 feet along Rossi Drive instead of the required 200 feet for residential streets.

The Sheetz plan amendment was tabled at this time as the information needed was not received in time for tonight's meeting.

A Miller/Myers motion passed with unanimous vote to approve signing a Stormwater Maintenance and Monitoring Agreement for Antrim Commons Phase I amended Phase II.

A Miller/Byers motion passed with unanimous vote to approve a 180 day extension request for the Preserve at Greencastle.

A Myers/Miller motion passed with unanimous vote to approve a 180 day extension request for South Dakota East.

A Miller/Myers motion passed with unanimous vote to approve a 180 day extension request for Heritage Estates West.

A Myers/Miller motion passed with unanimous vote to approve a final plan for Antrim Commons Business Park Phase I amended Phase II, a 5-lot commercial subdivision on Commerce Avenue with the comment that the Township is not going to be responsible for the traffic light and the issue with the alignment of the Connector Road needs to be fixed.

A Miller/Young motion passed with unanimous vote to approve a final plan for PACMA, a 1-lot addition to Norfolk Southern on South Antrim Way.

A Baer/Myers motion passed with unanimous vote to approve a final plan for Lester Everetts, a 1-lot addition to Norfolk Southern on Molly Pitcher Highway.

A Young/Byers motion passed with unanimous vote to approve a final plan for Timothy Hykes, a 1-lot subdivision on Hykes Road for the realignment of Hykes Road due to the Norfolk Southern Intermodal Facility project.

A Young/Miller motion passed with unanimous vote to approve a final plan for Keith and Rebecca Martin, a 1-lot subdivision on Hykes Road for the realignment of Hykes Road due to the Norfolk Southern Intermodal Facility project.

A Miller/Byers motion passed with unanimous vote to approve four Request from Planning Waiver – Non Building Declarations to be sent to DEP for Lester Everetts, Timothy Hykes, Keith Martin and

Antrim Commons Business Park Phase I amended Phase II.

Resolution # 223: A Baer/Miller motion passed with unanimous vote to approve the resolution to change the name of Long Lane Road to just Long Lane.

A review of telephone system quotes were tabled at this time as the information from all vendors was not received prior to tonight's meeting.

The Supervisors reviewed a letter from George and Jane Pittman regarding an issue with the addresses for a house and a business that are located on their property. Initially the house number of 13757 Molly Pitcher Highway was assigned to the property back when it was bought, however the Township only has an address of 13775 Molly Pitcher Highway on record for this property which belongs to the business. The Pittman's are requesting to use 13757 for the house on the property because they have since moved into the house, however when they spoke to Sylvia House, the Township Zoning Officer, they were told that in the Zoning District where their property is located, we only allow one use on the property. According to our Zoning the house would be grandfathered in.

A Myers/Miller motion passed with unanimous vote to approve George and Jane Pittman to use an address of 13757 Molly Pitcher Highway for the house located on the property and 13775 Molly Pitcher Highway for the business located on the property.

A discussion regarding the Sheetz Indemnification Agreement was tabled at this time as the information needed was not received in time for tonight's meeting.

Brad Graham, Township Administrator addressed the Supervisors regarding setting a new pay rate for part-time staff who will be mowing grass. Mr. Graham stated that he would like to establish a separate pay rate of \$10.00 per hour for part-time staff while they are mowing grass and keep them at a rate of \$15.00 per hour while they are operating equipment. In order to make this change, we would also need to adjust the base pay rate of Lee Stoops to \$10.00 per hour since his pay rate is now only \$9.00 per hour and he will be assisting with mowing grass as well.

A Myers/Byers motion passed with unanimous vote to approve a separate pay rate of \$10.00 per hour for part-time staff while they are mowing grass and to keep them at a rate of \$15.00 per hour while they are operating equipment or performing road edge mowing and to increase the rate of pay for Lee Stoops from \$9.00 per hour to \$10.00 per hour.

A Byers/Miller motion passed with unanimous vote to approve the hiring of Timothy Goetz as Equipment Operator/CDL Driver effective Thursday, June 10, 2010 with an hourly pay rate of \$16.75 per hour and following a 60-day probationary period then the pay rate will increase to \$17.00 per hour.

Mary Klein, Township Secretary reviewed the EIT Collection Committee report that was submitted by Bill Needy and asked the Supervisors if they had any questions or comments. The Supervisors acknowledged the report and stated they didn't have any questions or comments at this time.

Supervisor Sam Miller addressed Brad Graham, Township Administrator and the rest of the Supervisors regarding the Melrose Meadows open space common ground area. Mr. Graham responded that the take over by the HOA in Melrose Meadows Phase I has been stalled. Supervisor Miller thinks the Township should just take the area over and make it a Wildlife Preserve because it would be an asset to the Township. Mr. Graham explained that the reason it has been stalled is due to the fact that the Melrose Meadows Phase II plan would need to be amended and all property owners would have to sign off on the amendment. Some of the property owners in Melrose Meadows Phase II may take issue with the HOA for Melrose Meadows Phase I taking over the area. Mr. Shook has said that he will let the area go up for sheriff's sale if we don't decide what to do with it. Supervisor Young feels that the HOA should have the opportunity to take it over first. Mr. Graham responded that we can give the HOA

a deadline and either they take action or we move on the issue.

A Miller/Baer motion passed 4-1 (Young opposed) to set a deadline of August 31, 2010 for the HOA of Melrose Meadows Phase I to either take action or we will move on the issue of what to do with the open space area.

A Miller/Young motion passed with unanimous vote to adjourn into Executive Session at 7:56 p.m.

Supervisor Miller left during the Executive Session.

A Myers/Byers motion passed 4-0 (Miller was absent) to adjourn the Executive Session and resume the regular meeting at 9:26 p.m.

Solicitor John Lisko announced that we discussed PUC litigation in the Executive Session.

Pat Coggins from ATAPCO and Mr. Fulton and Bryan Salzmman from Molly Pitcher PRD were present and a discussion ensued regarding the ATAPCO Exit 3 project. Mr. Coggins stated that he just became aware of the Connector Road issue and the proposed alignment. Mr. Salzmman addressed the fact that they want to be cooperative and they have applied for an NPDES permit and they have HOP issues with Penn-Dot. The only issue they have is regarding the State Line Square intersection and a monitoring agreement will be sent to the Solicitor. John Lisko, Township Solicitor expressed that the Township is not interested in constructing or maintaining any of the traffic lights. Mr. Coggins stated that they are in the process of setting up a meeting with Penn-Dot to discuss these issues further. Mr. Graham asked if the Township would be involved in this meeting and Mr. Coggins replied that we would. Mr. Coggins also stated that the engineer who came to the Township was not aware of the Connector Road alignment and they are checking to see what type of impact there will be to fix this issue. Mr. Coggins is concerned how Penn-Dot will react to this issue.

Solicitor Lisko announced that we need another Executive Session to discuss a personnel matter.

A Myers/Young motion passed 4-0 (Miller was absent) to adjourn the regular meeting and go into Executive Session at 9:25 p.m.

A Young/Myers motion passed 4-0 (Miller was absent) to come out of Executive Session and resume the regular meeting at 9:55 p.m.

Solicitor Lisko announced that we discussed a personnel matter in the Executive Session.

Chairman Baer called for public comment. There was none.

A Myers/Young motion passed 4-0 (Miller was absent) to adjourn the regular meeting at 9:56 p.m.

Respectfully Submitted,

Mary A. Klein

Secretary