

Supervisors' Meeting

April 12, 2022



Call to Order – Meeting was called to order at 9:00 am by Chairman Mark Morrow. In attendance were Supervisors Carr, Howell, Klinger and Hunsinger. Meeting was held at the township office.

Mr. Sutton needed to make an amendment to the agenda by adding item 14 regarding solar power, and item 15 regarding personnel.

Approve March minutes – On a Carr/Howell motion, minutes as presented were approved. Motion passed 5-0.

Solicitor – The solar amendment to our solar ordinance needs to be discussed.

Police – Reported by Chief VanDine. See attached.

Zoning Officer – Reported by Ms. Moist. See attached.

Planning Commission – No report.

Park Committee – Reported by Dennis Garrison. See attached. He asked Mr. Sutton to contact our trash collector and put a trash can at the park. He also requested an American Flag and a P.O.W flag. The park committee is still considering a pickle ball court, but needs to get more information.,

SEO – Not present.

Roadmaster – Reported by Shawn Donbach. See attached.

Emergency Management – Not present.

Manager's Report – Mr. Sutton presented the financial report.

Citizen's Comments:

Reverend Moore of Fernville thanked the office, road crew and police department for doing an excellent job. He once again asked the board to consider changing the meeting time back to evenings. He stated that he was going to have a petition signed and presented.

Old Business: None.

New Business:

1. 04-12-2022 Zoning Ordinance Amendment – We need to amend our zoning ordinance to include "medical centers" as an allowable use in the Interchange Commercial District. On a Carr/Hunsinger motion, Ordinance Number 04-12-2022 as described above was adopted. Motion passed 5-0.
2. Sheetz Preliminary Final Plans – This plan has been approved by the planning commission and is ready for the board's authorization with the following conditions:
 1. The approval of the Buckhorn Commercial Development Incorporation, including the vacating of Wedgetown Road.
 2. The property owner should sign the plans.
 3. Plan acknowledgement statement, with the signature of the Pennsylvania registered professional land surveyor having prepared the subdivision plan, certifying that the monuments and/or markers shown on the plan have been set and indicating the date such markings were set. Monuments and/or markers should also be indicated on the Subdivision Plan.
 4. Certification, with seal and original ink signature, by the Pennsylvania registered professional land surveyor having prepared the subdivision plan and/or the registered professional engineer having prepared the land development plan, indicating that the survey and site plans are correct and accurate. The subdivision plan should be sealed and signed by the registered professional land surveyor. This can be a condition of final plan approval.

5. The subdivider shall submit a proposal for ownership and maintenance of all proposed stormwater management improvements in accordance with §22-509(D)(4)(b) of the Township SALDO.
6. A record drawing (“as-built”) of all stormwater management improvements certified by a registered professional engineer or land surveyor shall be provided to the Township Supervisors by the developer upon completion of all such construction activities.
7. Provide a developer’s agreement prepared in accordance with the requirements of §22- 602.
8. Provide an improvement’s guarantee and financial security in the amount of 110 percent of the approved engineer’s cost estimate for all required improvements.
9. Final Approval of this Plan cannot be given until approval of the Buckhorn Commercial Development Plan is given, including the HOP, Signals, ROW transfer, etc.
10. The appropriate water authority (Suez) shall approve plans.

On a Klinger/Hunsinger motion, plan was approved with the ten conditions listed above. Motion Passed 5-0.

3. **Preliminary Final Plan for Buckhorn Commercial Development** – Corey Johnson from Livic Civil was present for any questions. This plan is ready for approval with the following fifteen conditions:

1. Request must be made by Livic and Sheetz to vacate Wedgetown Road
2. The property owner should sign the plans.
3. Plan acknowledgement statement, with the signature of the Pennsylvania-registered professional land surveyor having prepared the subdivision plan, certifying that the monuments and/or markers shown on the plan have been set and indicating the date such markings were set. Monuments and/or markers should also be indicated on the Subdivision Plan.
4. Certification, with seal and original ink signature, by the Pennsylvania-registered professional land surveyor having prepared the subdivision plan and/or the registered professional engineer having prepared the land development plan, indicating that the survey and site plans are correct and accurate. The subdivision plan should be sealed and signed by the registered professional land surveyor.
5. Provide documentation that the subdivider has adequately planned for sewage disposal, including appropriate local sewer authority approvals or permits from PADEP in accordance with §22-505.
6. Provide a PennDOT highway occupancy permit and Township driveway permits as required for the entrances onto the State Highway and relocated Township Road. If any changes to the plans are made, the applicant will be required to resubmit plans for review.
7. The subdivider shall submit a proposal for ownership and maintenance of all proposed stormwater management improvements in accordance with §22- 509(D)(4)(b) of the Township SALDO.
8. A record drawing (“as-built”) of all stormwater management improvements certified by a registered professional engineer or land surveyor shall be provided to the Township Supervisors by the developer upon completion of all such construction activities.
9. Provide a developer’s agreement prepared in accordance with the requirements of §22-602. The developer will need to reimburse the Township for these costs.
10. Provide an improvement guarantee and financial security in the amount of 110 percent of the approved engineer’s cost estimate for all required improvements. A cost estimate shall be provided for review once all plan comments have been addressed.
11. A detailed traffic control plan and construction sequencing should be provided showing how access to Wedgetown Road will be maintained during construction until the alternate road is completed. A phased signage and traffic control plan should be provided. As well as a traffic signal plan. Any changes based on PennDOT review will need to be provided to the Township.

12. PennDOT HOP plans should be provided once complete. Any changes based on PennDOT review will need to be provided to the Township.
13. Traffic control, pavement marking, signage, and signal plans should be provided when complete. As a condition of the Wedgetown Rd. signal permit, applicant has 3 years to permit and install signal at the intersection of Mall Blvd. and Frosty Valley Road.
14. Provide a traffic control and light agreement (Wedgetown RD. and Rt 42) for maintenance, painting, etc.
15. Provide agreement for maintenance of stormwater drain culvert running parallel to Rt 42 under Wedgetown Road.

On a Morrow/Hunsinger motion, approval was given to accept the plans presented with the conditions as set forth by planning commission along with two additional conditions, being that a traffic control and traffic light agreement regarding the intersection of Route 42 and Wedgetown Road, along with a traffic control and traffic sign agreement at Frosty Valley Road and Route 42 and second, the agreement by the developer to take responsibility for the storm water pipe running under the new portion of Wedgetown Road running parallel to Route 42. Motion passed 5-0.

4. **Vacation of Wedgetown Road** – Board agreed to vacate Wedgetown Rd. as shown on the plans. Supervisor Klinger made a motion to vacate Wedgetown Road. He was reminded by Solicitor Lewis that the entire road was not being vacated. Supervisor Klinger rescinded the motion. On a Klinger/Morrow motion an agreement to vacate a portion of Wedgetown Road as shown on the plans once the new road is constructed. Motion Passed 5-0. Mr. Sutton, Sheetz Personnel and Livic Civil met with the homeowner on Wedgetown Road that asked to keep the blacktop so he could get to his shed. This was agreed to and will be done when they vacate part of Wedgetown Road.
5. **Geisinger Lot Consolidation Plan** – The planning commission approved the Geisnger plan to consolidate several parcels into one based on conditions being addressed. On a Carr/Hunsinger motion, consent was given to consolidate the parcels as mentioned above. Motion Passed 5-0.
6. **Geisinger Preliminary/ Final Land Development Plan Extension** – Geisinger requested a 90-day extension on their plans. On a Carr/Hunsinger motion, a 90-day extension was granted. Motion passed 5-0.
7. **Zartman Bond Reduction Request** - A request was made to reduce the bond at Moe's. Mr. Keister informed Mr. Sutton that there is a gap at the end of the retaining wall that needs to be fixed. Keister feels a reduction from the current level is fine, however, we should only lower it to \$5,000.00 until the gap is fixed and we receive "AS BUILT PLANS." On a Hunsinger/Howell motion, an agreement to reduce bond to \$5,000.00 to cover the cost of repairs was made. Motion passed 5-0.
8. **Buy-Out Property Tax Waiver** – Ms. Bella asked that the township to waive the 2022 property tax for the three homes recently purchased in Fernville. On a Howell/Hunsinger motion the request to waive the 2022 property tax was accepted. Motion Passed 5-0.
9. **Fire Company Requests** – The fire company has requested permission to train in at least one or two of the homes purchased by the township before they are torn down. This has been done in the past. The fire company also requested approval to use the township property as overflow parking for a couple of upcoming gun shows. This has been done in the past for the carnival as well. On a Howell/Carr motion permission to use the purchased homes for training and the township property for overflow parking if need has been approved. Motion passed 5-0.
10. **Chamber of Commerce** – The Chamber of Commerce is requesting the township's support in continuing a Classic Level Membership of \$275.00 annual fee. On a Klinger/Morrow motion the Classic Level Membership and annual fee will continue for 2022. Motion passed 5-0.
11. **Madison Township** – The current board of supervisors at Madison Township had sent us a letter asking to rescind the original letter from the previous board stating to withdraw from police services contract. On a Howell/Carr motion, the request to rescind the original letter was approved. Motion passed 5-0.
12. **Scratch Coat** – Mr. Sutton asked to advertise to scratch coat roads. On a Klinger/Morrow motion, permission is given to advertise for the yearly bid. Motion passed 5-0.
13. **Vacation of Jacoby Drive** – Brandon Gordner had requested that the township vacate Jacoby Dr. from his house to the bottom. He now owns all the land on both sides of the road from the top to the bottom. Mr. Gordner may have to do a land consolidation. On a Marrow/Klinger motion, Mr. Sutton and Mr. Lewis are to discuss the vacating issues with Mr. Gordner and report back. Motion passed 5-0.
14. **Solar Ordinance** – A request was made to advertise the revised Solar Ordinance that was done by Attorney Davidson. On a Morrow/Klinger motion, permission is given to advertise the revised Solar Ordinance on Monday, May 9, 2022, at 6:00 p.m. Motion passed 5-0.

15. **Personnel** – Mr. Sutton advised that there were several applications to fill the Secretary position. He stated that Ms. Kramer will be retiring on May 31, 2022. He has hired Denise Weaver for the position. On a Howell/Morrow motion, an agreement to hire Denise Weaver with a start date of April 11, 2022, has been made. Motion passed 5-0.

Other Business:

Chief VanDine stated that the gap in the retaining wall at Moe's is a hazard. He would like the work to be done as soon as possible. Reverend Moore questioned on how things were coming along with the landscaping from Lowes. Mr. Sutton said the initial person in charge of the landscaping from Lowes passed away and the second person left the company.

Approve Bills as Posted – On a Howell/Hunsinger motion, bills as posted were accepted. Motion passed 5-0.

Adjournment of Meeting – Meeting was adjourned at 10:18 am.

Respectfully submitted,

Larina S. Kramer
Township Secretary