

WARRINGTON TOWNSHIP
Minutes of a Regular Meeting of the Board of Supervisors
Held, pursuant to due notice, in the Municipal Building
3345 Rosstown Road, Wellsville, PA 17365
Wednesday, October 19, 2016, 7:00 PM

Presiding: Supervisor Dean Trump, Chairman
Supervisor David Calderone
Supervisor George DeFrain
Supervisor John Dockery
Supervisor Thomas Hawkins

Staff Present: Terry Myers, P.E., Township Engineer
Michael Gasswint, Zoning and Codes Enforcement Officer
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to approve the minutes of the October 5, 2016 and minutes from the October 12, 2016 Road Inspection. Motion carried unanimously.

Supervisor Trump announced that the Board met in executive session regarding litigation on October 5, 2016 after the regular meeting.

PUBLIC RECOGNITION

None

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Larry J and Gwen D Frey, 1495 Old Mountain Road, Dillsburg. The plan proposes a two lot subdivision for the purpose of creating a new residential dwelling lot. The total area of the tract is 9.99 acres. The new lot will contain 4.24 acres. The tract lies in the Rural Agricultural Zone. The applicants are asking for PA DEP Sewage Facilities Planning Module approval. Motion was made by Supervisor Dockery and seconded by Supervisor Hawkins to approve Resolution 2016-07 to adopt and submit to PA DEP the Larry and Gwen Frey Sewage Planning Module for its approval as a revision to the Official Sewage Facilities Plan of Warrington Township. Motion carried unanimously.

John Cadwallader, 115 Rainbow Trail, Wellsville, PA. An extension of time was granted by Mr. David Hoffman as agent for Mr. John Cadwallader to allow additional time to provide information needed to prepare the subdivision plan. Motion was made by Supervisor DeFrain and seconded by Supervisor Dockery to approve the extension until January 19, 2017. Motion carried unanimously.

Eddie E Myers and Ruth C and Phyllis J Destephano, 1655 Pinetown Road, Wellsville. The plan is to subdivide the existing dwelling and buildings with 18 acres. The remaining parcel will contain approximately 134 acres. The property is in the Rural Ag Zone. Engineer comments are as follows:

1. A notarized signature to the effect that the applicant is or represents the owner of the land proposed to be developed and that the land development shown on the Final Plan is made with his or their free consent and that it is desired to record the same, shall be added to the plan. (Subdivision Ordinance Section 406.b.27)
2. Pay a fee in lieu of recreation land dedication for each proposed dwelling unit and/or lot on a subdivision or land development plan. (Subdivision Ordinance Section 523.a.2.B)

The Board agreed that a recreation fee will not be charged since there is no new dwelling proposed.

Motion was made by Supervisor Hawkins and seconded by Supervisor Dockery to conditionally approve the subdivision pending the Engineer comment is addressed and to approve the Planning Waiver & Non-Building Declaration to be sent to PA DEP. Motion carried unanimously.

Modification Request – Donald and Nora Clouser, 239 Thundergust Mill Road, Wellsville. Mr. and Mrs. Clouser own a 13 acre tract at the end of a private access road. The property contains the original single family dwelling plus four rental mobile homes. The mobile homes and a welding business are pre-existing and nonconforming to the Township Zoning Ordinance. A request was submitted for consideration of a modification was submitted to Section 514.d) to separate the mobile home with the business that is owned by a daughter and son-in-law to be divided from the property without the requirement to improve the existing private road to Township specifications. The Board said other subdivision requirements would need to be addressed. Motion was made by Supervisor Hawkins and seconded by Supervisor Dockery to approve the modification request. Motion carried unanimously.

STAFF REPORTS & BUSINESS

Penn Waste Contract extension. The current trash contract expires 12/31/16. Penn Waste is proposing to extend our contract for an additional two years with an increase of \$1.35 per quarter for container service and an increase of \$1.00 per bag until 12/31/18. Motion was made by Supervisor Trump and seconded by Supervisor Dockery to approve the optional two year extension as proposed by Penn Waste. Motion carried unanimously.

Patriot Energy proposal. Patriot Energy Group submitted a proposal for the Board to consider showing a plan to purchase energy from them at a savings compared to Met Ed, the current supplier of electricity to the Township facilities. The Board reviewed the proposal and decided to table the proposal because the savings would not be significant.

2016 Contributions. 2016 budgeted contributions include Wellsville Fire Company - \$21,000, Dillsburg Ambulance - \$14,500, Newberrytown Ambulance - \$3,500, Dillsburg Senior Center - \$500, Redland Senior Center - \$500, Dillsburg Library - \$500 and Annie Sterline Library - \$500. Motion was made by Supervisor Dockery to approve budgeted contributions for payment with a stipulation that the Dillsburg Ambulance contribution must be used for the purchase of a new ambulance. Supervisor DeFrain seconded. Motion carried with Supervisor Trump abstaining due to membership in the Wellsville Fire Company.

2017 Budget meeting. The Board will meet to prepare the 2017 Budget on November 9, 2016 at 6:00 PM.

Poplar Road shoulder work. The Engineer solicited quotes from contractors to mill and remove 4 foot shoulders at a depth of 8 inches and to place and compact reclaimed asphalt at a depth of 8 inches. The lowest quote was submitted by Stewart and Tate at \$24,024. Shiloh Paving quoted \$43,200 and Kinsley Construction quoted \$49,200. All three bids are above the threshold for informal quotes. Motion was made by Supervisor Calderone and seconded by Supervisor Hawkins to instruct the Engineer to reduce the scope of work to bring the quote under \$19,400. Motion carried unanimously.

Alverta Court. Proposals were sent to five landscapers to provide the public improvements as presented on the approved subdivision plan but the Engineer had only one quote returned by Evan Mattos Landscaping in the amount of \$8,720. Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to approve the project to Evan Mattos Landscaping in the amount of \$8,720. Expenses for this project will be paid from the account set up by the developer.

Road Inspection results. Supervisor Calderone prepared a memo of proposed improvements for the 2017 season. Nursery Road will be the most significant project with a plan to rebuild a length of the road and install drainage improvements to prepare the road to be repaved the next year. Supervisor Dockery said he would like to consider repairing a drainage issue on Cabin Hollow Road between Carlisle Road and Mt Zion Road. The Engineer will prepare sketches for the November meeting. Spangler Road, Crane Road and Byers Road are candidates for the dirt and gravel road program. The Engineer will contact York County Conservation District, the agency that directs this program, to discuss the grant procedure.

ACCOUNTS PAYABLE

Motion was made by Supervisor Dockery and seconded by Supervisor Calderone to approve General Fund accounts payable in the amount of \$46,228.83 and Liquid Fuels accounts payable in the amount of \$966.78. Motion carried unanimously.

ADJOURNMENT

Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to adjourn the meeting. Motion carried.

The meeting was adjourned at 8:00 PM.

Township Secretary