

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, December 21, 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
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve the minutes of the December 7, 2016 meeting. Motion carried with Supervisor Calderone abstaining due to absence from that meeting.

PUBLIC RECOGNITION

Diane Deardorff. Mrs. Deardorff requested that the traffic signal at Rossville be checked for timing accuracy. She said the light changes very slowly and does not stay green long coming from Wellsville.

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

William D and Cynthia A Often, 180 Aspen Drive, Dillsburg. The plan shows a two lot subdivision in the Conservation Zone. Existing Lot 22A will be 3.84 acres and the proposed Lot 22B will be 15.67 acres. The lot use is proposed single family dwelling. The Sewage Enforcement Officer is requesting a copy of the Sewage Facilities Planning Module that the developer said was approved by PA DEP during a previous subdivision of this property. Apparently, the testing and approval for that Module was assigned to the dwelling that was constructed for Mr. and Mrs. Often requiring a new Module for this subdivision. A Sewage Facilities Planning Module Exemption Mailer was submitted for approval. Motion was made by Supervisor Calderone and seconded by Supervisor DeFrain to approve the Sewage Exemption Mailer. Motion carried unanimously.

Northern York County School District-Wellsville Elementary School Addition. The School District plans to expand the school site, construct two building additions totaling approximately 24,000 square feet and provide new separate bus and parent drop-off loops and additional parking. Kindergarten classrooms will be relocated from the William Wells School to the renovated and expanded Wellsville Elementary School. The applicants have received approval for a Special Exception from the Zoning Hearing Board. Engineer comments are as follows:

1. An erosion and sediment pollution control plan approved by the York County Conservation District shall be provided prior to approval. (Subdivision Ordinance Section 405.1)
2. Certification, with signature, seal and date, to the effect that the survey and plan are correct by the various professionals responsible for preparing the plan is required. (Subdivision Ordinance Section 406.b.17)
3. A notarized statement 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. (Subdivision Ordinance Section 406.b.27)
4. A provision for signature by the Wellsville Municipal Authority indicating their review of the plan should be added to the plans. (Subdivision Ordinance Section 406.e.9)
5. Approval of the stormwater management plan should be obtained from the Township Engineer. (Subdivision Ordinance Section 406.e.13) Comments will be provided separately.
6. Establishment of a school zone on Zeigler Road should be considered.
7. Any outstanding fees owed by the developer shall be paid prior to subdivision approval. (Subdivision Ordinance Section 806.c.)

Stormwater Management Ordinance comments:

1. A signed O & M agreement between the property owner and the Township shall be made providing for maintenance of permanent control facilities. (Section 8.c.1)
2. NPDES approval is needed prior to approval of the Stormwater Plan.
3. The signature of the licensed professional who performs the work, certifying the accuracy of the plan and all calculations associated therewith is needed. (Subdivision Ordinance Section 4.n)
4. Northern York County School District is responsible for stormwater facilities.

Motion was made by Supervisor Dockery and seconded by Supervisor Hawkins to approve a request for modification to Section 303 and 402 to waive the requirement to submit and review a Preliminary Plan. Motion carried unanimously.

Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to approve a Request for Modification to Section 602 to waive the requirement to post Financial Security since the Applicant will use public funding for the project. A condition of approval will be in lieu of providing a public improvements bond to the Township that the Township will be added as a third party to the performance bond that the General Contractor will be required to supply to the School District. The Engineer said that an inspection should be required prior to issuance of the Certificate of Occupancy. Motion carried unanimously.

Motion was made by Supervisor Trump and seconded by Supervisor Hawkins to conditionally approve the Land Development Plan pending all Township Engineer comments are addressed, agreements are executed and outside agency review comments and approvals are received. Motion carried unanimously.

Motion was made by Supervisor Hawkins and seconded by Supervisor Dockery to approve the Traffic Control Device Release and Indemnification Agreement that was reviewed by the Township Solicitor and Township Engineer; and approve the agreement to operate and maintain stormwater management requirements. Motion carried unanimously.

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to approve authorization to file the Application for Traffic Signal Approval to Pennsylvania Department of Transportation for their approval. Motion carried unanimously.

Joshua Miller, Miller Roofing 3269 and 3271 Rosstown Road. Mr. Miller is purchasing the property to move his business from the East Berlin area to Rossville. The purpose of the subdivision is to combine Lot 1 and Lot 2 so that the entire lot may be used for the commercial roofing business. The land is in the Village Commercial Zone. Engineer comments are as follows:

1. A notarized statement 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 it is desired to record the same. (Subdivision Ordinance Section 406.b.27)
2. Any outstanding fees owed by the developer shall be paid prior to subdivision approval. (Subdivision Ordinance Section 806.c.)

Motion was made by Supervisor Hawkins and seconded by Supervisor Dockery to conditionally approve the subdivision pending Engineer comments are addressed. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

2017 Budget. The 2017 Budget was prepared and advertised for approval pursuant to due notice. Motion was made by Supervisor Calderone to approve the following:

Capital Reserve Fund Revenue and Expenses in the amount of \$423,147.00

State Liquid Fuels Fund Revenue and Expenses in the amount of \$343,743.47

General Fund Revenue and Expenses in the amount of \$1,786,246.00

The above budgeted figures represent no increase in Township taxes and allow a 2% employee salary increase. Supervisor Dockery seconded. Motion carried unanimously.

Engineer

Cabin Hollow Road. Options to correct a drainage problem were submitted by the Township Engineer during a meeting in November. The Board requested additional information concerning stormwater runoff and the ability of existing culverts to carry the amount of water necessary. The Engineer did additional inspections and determined that if rocks were removed that are somewhat obstructing the entrance to a culvert on the right side of the road prior to the dwelling a 25-year stormwater runoff requirement of 4 inches per hour can be obtained. It was his recommendation that the rocks be removed.

2017 Road Projects. Using the results from the Fall Road Inspection by the Board of Supervisors, the Engineer prepared a spreadsheet with suggested projects that will need to be put out for bid next year. The roads include portions of Cabin Hollow Road, Ridge Road, Roundtop

Road for crack seal and seal coating. Old Orchard Road for crack sealing. Nursery Road for resurfacing and edge rebuilding along Quaker Meeting Road. The total estimated cost is \$304,055 using the above options. The Board will review the figures and decide after the first of the year.

Twin Lakes Road bridge. A spreadsheet with estimated construction costs for repair of the bridge was received from Newberry Township that was submitted to them by their Township Engineer, Pennoni Associates. The project is to repair and replace a shared bridge on Twin Lakes Road at the Township line. Option 1 is to replace steel beams and a new concrete slab. The cost is estimated at \$129,850.00. Option 2 is to replace the steel beams with 4-concrete plank beams. The estimate for Option 2 is \$117,940.00. Newberry Township has expressed desire to approve Option #2. Motion was made by Supervisor Calderone to approve the concrete plank Option 2 but to reserve the right to have the Warrington Township Engineer review the bids prior to Newberry Township awarding the bid. Motion carried unanimously.

Alverta Court. Evan Mattos Landscaping installed 58 trees per landscaping requirements on the Mark Mummert Subdivision plan along Carlisle Road at Alverta Court. Motion was made by Supervisor Calderone and seconded by Supervisor DeFrain to approve payment of an invoice in the amount of \$8,720.00 to Evan Mattos Landscaping from the Alverta Court escrow account. Motion carried unanimously.

Re-organizational meeting. The next Board of Supervisors meeting has been advertised for January 3, 2017 at 6:00 PM with the first meeting of the year directly following.

ACCOUNTS PAYABLE

Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to approve General Fund accounts payable in the amount of \$29,274.93 and State Liquid Fuels Fund accounts payable in the amount of \$1,502.00. 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 8:10 PM.

Township Secretary