

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, May 17, 2017, 6:00 PM

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

Staff Present: Attorney Donald Hoyt, Township Solicitor
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.

Subdivision and Land Development Ordinance Article V. Supervisor Calderone and Supervisor Dockery suggested that the Board review the Engineer comments for discussion at a meeting when all Board members are present.

The Engineer submitted a Water Facilities Feasibility Report that could be added to Section 405. The proposal contains regulations for developers of major subdivisions or land developments to provide on-site water or connection to an existing water system. The report would require a groundwater assessment for developments proposing five or more dwellings. The Board will review the information and discuss it during a future meeting.

Minutes. Motion was made by Supervisor Dockery with a modification to the Pennex discussion that the complaint from Billie Jo Lake concerned noise but the complaint was actually concerning the Land Development Plan that was filed with the Zoning Hearing. Billie Jo Lake said she requested sidewalks and curbs from the Township not from Wellsville Borough. Supervisor Calderone seconded. Motion carried.

PUBLIC RECOGNITION

Billie Jo Lake, 105 Community Street. Mrs. Lake complained to the Board concerning the truck traffic generated by Pennex Aluminum. Supervisor Dockery said the plan they are proposing should improve the situation. It has not yet been submitted to the Board of Supervisors for review.

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

John P Cadwallader, III, 115 Rainbow Trail, Wellsville, presented by Mr. David Hoffman, Surveyor. Mr. Cadwallader owns Lot 26 and Lot 27 of the Lakeside View Development. The property was developed in 1961 by Gilbert and Ila Stambaugh. The Plan shows a 100 foot extension for Rainbow Trail to access lots that are no longer in existence. The original Lots 25,

26 and 27 have been reconfigured to create the present Lot 26 and Lot 27, both of which are owned by Mr. Cadwallader. He has asked David Hoffman Surveying to combine the two lots into one. Engineer comments are as follows:

1. The applicant shall have prepared a single deed creating one property from the previous two or more, and the transfer of the property should occur within 90 days of the date of plan recording. Verification of the deed recording, including date and place recorded shall be submitted to the Township within 90 days of the date of plan recording unless a time extension is granted by the Board of Supervisors. Time extensions shall be granted only if the applicant submits a written request to the Township which sets forth sufficient and reasonable cause for the Board to approve such a request. The Township requires an escrow fee of \$250.00 to insure recording of the deed. (Subdivision Ordinance §312.c)
2. Certification, with signature, and seal and date, to the effect that the survey and plan are correct by the registered professional surveyor responsible for preparing the plans should be affixed. (Subdivision Ordinance §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 §406.b.27)

Motion was made by Supervisor Calderone and seconded by Supervisor Dockery to approve a request for consideration of a modification to Section 406.b.18 – to waive the requirement to show contour intervals. Motion carried unanimously.

Motion was made by Supervisor Calderone and seconded by Supervisor Dockery to approve a request for consideration of a modification to Section 506.e - to improve the road along the property. Motion carried unanimously.

Motion was made by Supervisor Calderone and seconded by Supervisor Dockery to conditionally approve the subdivision pending Engineer comments are addressed, a deed of consolidation has been recorded and returned to the Municipal office within 90 days of plan recording and all outstanding fees and costs are paid to the Municipal office. Motion carried unanimously.

Motion was made by Supervisor Trump and seconded by Supervisor Dockery to authorize a request for planning waiver and non-building declaration to be sent to the PA Department of Environmental Resources. Motion carried unanimously.

Verizon Wireless – Old York Road Site, 1340 S. York Road, Dillsburg. Cellco Partnership-Verizon Wireless, on the property of Perry and Caroline Witmer at 1340 S. York Road, Dillsburg, presented by Mr. Frank Chlebnikow, Rettew Associates. Cellco intends to construct and operate a telecommunications tower and antenna facility on this property. The facility will include a 155 foot tall tower and 5 foot lightning rod for a total of 160 feet in height. Verizon Wireless is proposing an equipment platform, canopy for cabinets, chain link fence and gate. Engineer comments are as follows:

1. 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 §406.b.17)
2. 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 §406.b.27)
3. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance §806.b)

The Engineer reviewed the stormwater management report and provided the following comment:

1. An operation and maintenance agreement between Verizon and the Township will need to be recorded for the Stormwater Management BMP's. (Stormwater Ordinance §8.c.1)

The following modification requests were made by the developer.

1. Section 303 – to allow the plan to be submitted as a Final Plan. Motion was made by Supervisor Calderone and seconded by Supervisor Dockery to approve the request. Motion carried unanimously.
2. Section 402.a) and 406 a) – Plan Sheet Size – so that a true half-size set is a scalable plan. Motion was made by Supervisor Calderone and seconded by Supervisor Dockery to approve the request. Motion carried unanimously.
3. Section 506.d) – Right of Way Dedication – Right of Way is being added to the setbacks required along the existing public street. Motion was made by Supervisor Calderone and seconded by Supervisor Dockery to approve the request. Motion carried unanimously.
4. Section 512.b)4 Paved Access Drive – Gravel access is consistent with similar uses in densely wooded areas and propose minimal traffic. Motion was made by Supervisor Calderone to require a 20 foot paved length to connect to S. York Road. Supervisor Dockery seconded. Motion carried unanimously.

Motion was made by Supervisor Calderone and seconded by Supervisor Dockery to conditionally approve the subdivision pending Engineer comments are resolved and to require bonding at a figure agreed upon by the Township Engineer and the developer to insure the tower removal after six months if it has been unused for a period of twelve months. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

Engineer

Road bids. The Engineer advertised a bid opening for two contracts for road contracts. Contract #1 – 16,533 square yards of Type A bituminous fiber reinforced seal coat followed by 900 square yards of a bituminous seal coat single application. Contract #2 – Perform approximately 1,900 square yards of edge rebuilding and 5,100 square yards of base repair. The following bids were received:

Contract #1 – Hammaker East – Type A reinforced seal coat – \$3.55/sq.yd.	\$58,692.15
Single seal coat - \$1.37/sq.yd.	1,233.00
Total	\$59,925.15
Midland Asphalt – Type A reinforced seal coat - \$5.66/sq.yd.	\$93,576.78

Single seal coat - \$4.20/sq.yd.	3,780.00
Total	\$97,356.78
Contract #2 – Farhat Excavating – 5,100 sq.yd. base repair - \$48.00/sq.yd.	\$244,800.00
1,900 sq.yd. edge rebuilding - \$42.00/sq.yd.	79,800.00
Total	\$324,600.00

The Board asked the Engineer to meet with the Road Forman to discuss Nursery Road before they award Contract #2.

Motion was made by Supervisor Calderone and seconded by Supervisor Dockery to award Contract #1 to Hammaker East, Inc. Motion carried unanimously.

Wellsville Elementary project. A letter was sent by ELA Group, who is doing the engineering work for the project, requesting a detour route while they work on reconnecting sewer lines. ELA Group will furnish all signage and traffic control. The duration of the detour will be two days. Motion was made by Supervisor Trump and seconded by Supervisor Calderone to approve the request. Motion carried unanimously. Supervisor Dockery told the Engineer that there is noticeable deterioration occurring on Zeigler Road and the contractor for this project should be made aware that they might need to repair the road when the project is final.

W. Spring Valley Road and Cabin Hollow Road. Supervisor Dockery said W Spring Valley and Cabin Hollow Roads are in need pothole and shoulder work.

ACCOUNTS PAYABLE

Motion was made by Supervisor Dockery and seconded by Supervisor Calderone to approve General Fund accounts payable in the amount of \$40,438.13; Liquid Fuels accounts payable in the amount of \$579.16; and Recreation Fund accounts payable in the amount of \$2,678.75. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 8:45 PM.

Township Secretary