

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 15, 2019, 7:00 PM

Presiding: Supervisor John Dockery, Chairman
Supervisor David Calderone - absent
Supervisor George DeFrain
Supervisor Thomas Hawkins
Supervisor Jason Weaver

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 Hawkins and seconded by Supervisor DeFrain to approve the minutes of May 1, 2019. Motion carried unanimously.

EMERGENCY SERVICES REPORTS

Wellsville Fire Company. Dean Trump submitted a Balance Sheet Report showing assets and liabilities as of April 30, 2019.

PUBLIC RECOGNITION

None

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

2017-08 – Martin Petratos and Connie Greenawalt, Spangler Road. An extension of time was requested by the Board to extend the time for action on the plan. Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to grant an extension of time until November 21, 2019. Motion carried unanimously.

2018-02 – Harry Fox, Stone Jug Road. An extension of time was requested by the Board to extend the time for action on the plan. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to grant an extension of time until August 21, 2019. Motion carried unanimously.

2019-01 – Andrew and Nicolena Bryden, 925 Lisburn Road. The plan proposes to subdivide Lot 3A (1.89 acres) from existing Lot 3 (30.87 acres); and Lot 4A (1.89 acres) from Lot 4 (21.09 acres). Lot 4A (1.89 acres) will be consolidated with Residual Lot 3 (30.87 acres). Lot 3A (1.89 acres) will be consolidated with Residual Lot 4 (21.09 acres). Residual Lot 4 will then be subdivided to create Proposed Lot 4B (11.01 acres) with remaining Proposed Residual Lot 4 (10.07 acres).

The lots are currently zoned Rural Agriculture (RA) and the proposed use of the lots are single family residential and vacant land, which is a permitted use by right subject to applicable standards, as required by Section 304 (Rural Agricultural Zone) of the Zoning Ordinance. Proposed Lots 4 and 4B are proposing driveway access to Lisburn Road (T-804). Engineer comments are as follows:

1. The applicant shall provide an Erosion and Sediment Control Plan for review by the York County Conservation District (Subdivision Ordinance §405.a)
2. The following note shall be added as note #19: “No stormwater management plan has been provided or approved with this plan. Prior to issuance of a building permit, any proposed development will need to meet the requirements of the Warrington Township Stormwater Management Ordinance in effect at that time.”
3. The applicant shall include the certification with signature, seal and date of the professional surveyor. (Subdivision Ordinance §406.b.17)
4. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be subdivided and the land to be subdivided shown on the Final Plan is made with their free consent and it is desired to record the same. (Subdivision Ordinance §406.b.27)
5. The Township may require the dedication of land for any proposal that would result in the creation of one or more new dwelling units or any non-residential lot. As an alternative to the requirement that land be dedicated for a recreation site the Township may request the applicant to pay a fee in lieu of dedication for each proposed dwelling unit and/or lot on a subdivision. Recreation in lieu of fees shall be paid prior to final plan approval. (Subdivision Ordinance §523.a.2.B)
6. In accordance with PA Code, Chapter 71, Section 71.62©(2)(iv), a Preliminary Hydrogeologic Study, Component 2-L, will be required since the proposed subdivision is located in an area identified in the Township’s 537 Plan with known geological conditions conducive to groundwater pollution (Gettysburg and Heideburg Members of the Triassic Formation). Planning Module approval must be obtained from PA DEP. (Subdivision Ordinance §402.c.3)
7. If approved by the Board of Supervisors, modifications, including any imposed conditions and the date the modification was granted, shall be clearly noted on the subdivision plan. (Subdivision Ordinance §801)
8. In addition to such filing fees, the developer shall pay the cost of:
 - Reviewing the Land Development Plan and engineering details
 - Inspecting the site for conformance to survey
 - Preparing cost estimates of required improvements during installation
 - Inspection of required improvements during installation
 - Final inspection for completion of installation of required improvements
 - Legal services necessary for the processing of the Land Development Plan

A modification to the ordinance was requested for Section 506.e – Required Roadway Widening. Motion was made by Supervisor Hawkins and seconded by Supervisor Weaver to grant the request. Motion carried unanimously.

Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to conditionally approve the subdivision pending Engineer comments are addressed including the approved Erosion and Sedimentation Plan by York County Conservation District and the Sewage Planning Module approval by the PA DEP. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

Beaver Lane Bridge. The York County Planning Commission has named candidate bridges for the Transportation Improvement Program for 2021. A candidate bridge on the list is Beaver Lane Bridge over Stony Run. The bridge is shared by Newberry and Warrington Townships. The estimated total replacement cost is \$350,000. The Township required 5% match for the project is \$18,000. Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to inform the County Planning Commission that Warrington Township is interested in remaining as a candidate for this bridge replacement. Motion carried unanimously.

E. Camping Area Road turn-around. A request was made by Mr. Marcus Sheffer to open the section of the road to public traffic from his barn to his house. The Township road crew said they will need to widen and prepare a turn-around large enough for Township trucks to turn around during road maintenance. The Engineer will need to evaluate what work will be needed and report back to the Board.

Material Bids. A request for bids was advertised for asphalt material. The following bids were received:

1. Pennsy Supply

FOB material:	9.5 mm Superpave	\$66.00/ton
	25 mm Superpave	\$56.00/ton
	19 mm Superpave	\$60.00/ton
	12.5 mm Superpave	\$66.00/ton

The following delivered price is for the Thundergust Mill Road project.

9.5 mm Superpave delivered	\$75.00/ton
19 mm Superpave delivered	\$69.00/ton

2. York Materials Group, LLC

FOB material:	9.5 mm Superpave	\$63.90/ton
	25 mm Superpave	\$54.30/ton
	19 mm Superpave	\$57.80/ton
	12.5 mm Superpave	\$61.25/ton

The following delivered price is for the Thundergust Mill Road project.

9.5 mm Superpave delivered	\$71.00/ton
19 mm Superpave delivered	\$64.90/ton

Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain to award the asphalt material contract to York Materials Group as presented. Motion carried unanimously.

Concrete culvert – Thundergust Mill Road. There is a deteriorated culvert that crosses near 420 Thundergust Mill Road that was not on the replacement list for the developer. The pipe will need to be replaced by the Township road crew prior to the developer paving the road. A price was quoted by Oldcastle Infrastructure, at a price bid by the Commonwealth of PA, for 32 feet of concrete elliptical pipe, sealant and pipe plugs for a total amount of \$2,596.52. Motion was made by Supervisor DeFrain and seconded by Supervisor Dockery to purchase the culvert. Motion carried with Supervisor Weaver opposing.

Supervisor Weaver. Supervisor Weaver said he talked with the road crew and they would like an F550 crew cab truck to replace the red pickup truck that has an oil leak. He also had a list of items he would like to get rid of including a camper trailer that is no longer used and the Mauldin roller that is also no longer used. The Board did not take action on the request.

ACCOUNTS PAYABLE

Motion was made by Supervisor DeFrain and seconded by Supervisor Weaver to approve General Fund accounts payable in the amount of \$32,543.82 and Liquid Fuels accounts payable in the amount of \$648.95. Motion carried unanimously.

ADJOURNMENT

Motion was made by Supervisor Weaver and seconded by Supervisor Hawkins to adjourn the meeting. Motion carried.

The meeting was adjourned at 8:30 PM.

Township Secretary