

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 2, 2019, 7:00 PM

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

Staff Present: Attorney Donald Hoyt, Township Solicitor
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 September 18, 2019 meeting. Motion carried unanimously.

EMERGENCY SERVICES REPORTS

Wellsville Fire Company. The Fire Company reported responding to 12 calls in Warrington Township during the month of September 2019.

PUBLIC RECOGNITION

None

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Fred Fickes – Lot 2 Fickes Road, Wellsville, PA. The plan proposes to subdivide Lot 2A: 0.75 acres from Lot 2: 17.57 acres, and combine Lots 2A and 3: 0.40 acres into one lot: 1.15 acres. The lots are currently zoned Residential (R) and the proposed use of the lots are single family residential, which is a permitted use by right subject to applicable standards as required by Section 305 (Residential Zone) of the Zoning Ordinance. The combined Lot 2A and 3 as well as Lot 2 are proposing driveway access to Carlisle Road (S.R.0074). The plan was originally approved during the January 16, 2019 Board of Supervisors meeting. The 90-day time to record has expired. The plan was conditionally approved with the following conditions:

1. The following note shall be added to the plan:
“Prior to connecting another driveway accessing Lot No. 2 to the existing Lot No. 1 driveway, an access agreement between Owners of Lot 1 and 2 shall be executed and recorded. The access agreement must spell out maintenance responsibilities for the joint use portion of the driveway.”
2. The applicant shall include the certification with signature, seal and date of the professional surveyor. ((Subdivision Ordinance §402.b.22)
3. The applicant shall include the notarized statement by the owner stating that the plan is made with their consent. (Subdivision Ordinance §402.b.23)

4. An improvement bond or other accepted security in an amount sufficient to assure completion of all improvements (corner monumentation) is required to be posted or the monuments installed. (Subdivision Ordinance §406.e.6)
5. An easement over the primary absorption area shall be delineated and identified on the plan in accordance with the Warrington Township On-lot Sewage System Management Ordinance 2016-02. Bearings distances and ties to the property line need to be established for the easement.
6. The developer shall pay the costs of any outstanding fees associated with the plan. (Subdivision Ordinance §806)

Motion was made by Supervisor DeFrain and seconded by Supervisor Calderone to reapprove the plan with the conditions stated above. 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). The plan was originally approved during the May 15, 2019 Board of Supervisors meeting. The 90-day time to record has expired. The plan was conditionally approved with the following conditions:

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 Heidelberg 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.

Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to reapprove the plan with the conditions stated above that includes an approved NPDES plan. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

Harold Stoneberger, Central Penn Shooting Clays. The Solicitor reported that there was an appeal filed to the Zoning Board decision.

2019 Septic pumping – District 3. The Manager said there are 38 properties that have not had their tank pumped and a second notice was sent to the property owners stating October 2, 2019 would be the final date for pumping. The Board said to notify those property owners that their time for pumping has expired and the Solicitor will be filing citations with the District Justice.

Pickup Truck. The Road Foreman said that if the Board would want to purchase a new pickup truck to replace the F350 that did not pass inspection, that they should consider equipping it to plow snow but not spread cinders. Supervisor Dockery said he would like to consider inspecting the F350 and using it until it stops but he suggested scheduling a meeting with the Road Foreman and two Board members to discuss purchasing a pickup truck and Fall Cleanup. Supervisor DeFrain said he would like to be the second Board member at the meeting.

Crack sealing. A quote was received from D. B. Kreig Highway Supply for a crack sealing machine that was discussed by the Board during a previous meeting. The 10 gallon melter/applicator quote is \$975.00. It is a push behind machine. The salesman suggested that consideration be given to including an under-fired pre-melter that can be pulled along behind a pickup truck to keep the product melted and eliminate wait time. The cost of the pre-melter is \$7,449.00. The 10-gallon melter requires 45 minutes to melt each block of product. He also submitted a cost to rent a crew from D. B. Kreig if the Supervisors do not wish to purchase the machines. The cost to contract two men and the machines is \$250.00 per hour plus product. The Board opted to hire the crew to apply crack seal. The Board will prepare a list of roads during road inspection.

Garage roof. Supervisor Weaver said he was told that the garage roof is leaking and prior to insulating the three bays he would like the roof to be repaired. An estimate was received from

Miller roofing with options for repair or replacement and the options included replacing the spouting. The Board directed the Manager to get a total of three estimates.

ACCOUNTS PAYABLE

Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to approve General Fund accounts payable in the amount of \$72,922.29 and State Liquid Fuels accounts payable in the amount of \$560.77. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 7:55 PM.

Township Secretary