

**Minutes**  
**September 14, 2017**

Chairman Gregory called the meeting to order at 7:00 p.m. The meeting opened with the Pledge of Allegiance to the Flag and the Lord's Prayer.

Supervisors present were Reginald Daubert, Joseph Gregory, Dean Patches. Also in attendance were Attorney, Colleen Gallo; Engineer, Jeff Golding; and eight (8) residents.

**PUBLIC COMMENTS**

Jeff Waltermeyer – 25 Creek Lane reported a dead ash tree at the corner of Creek Lane and N. Lancaster Street that should be removed. Also, Mr. Waltermeyer asked that the Board of Supervisors and the Recreation Board consider an outdoor skateboard park for the youth. Supervisor Patches stated the skateboard park will be added to the October Recreation Board agenda.

Judyth Murphy, Moritz Drive resident commended the road crew for crack sealing Moritz Drive.

**ZONING/CODE ENFORCEMENT REPORT**

Supervisors reviewed the Zoning Officer's Report. Chairman Gregory read an email received by the Township from the Zoning Officer. The owners of 376 Mountville Drive asking for an extension on the Notice of Violation for the wood stored on the property.

Supervisor Patches moved to grant a 45-day extension starting on September 18, 2017. Seconded by Supervisor Gregory. All voted in favor; motion carried.

**MEETING MINUTES**

Supervisor Patches moved to approve the August 10<sup>th</sup> minutes and August 23<sup>rd</sup> workshop minutes. Seconded by Supervisor Daubert. All voted in favor; motion carried.

**FINANCIAL REPORT**

Supervisor Patches moved to approve the August Financial Report. Seconded by Supervisor Gregory. All voted in favor; motion carried.

**BILLS PAYABLE**

Supervisor Patches moved to approve paying the bills totaling \$102,001.48 from the General Fund, Monroe Valley Sewer Fund and Mountville/Rockwood Sewer Fund. Seconded by Supervisor Daubert. All voted in favor; motion carried.

**PLANNING COMMISSION REPORT**

Jennifer Harding read the draft minutes. The Planning Commission had reviewed and recommended the Amended Zoning Ordinance be forwarded to the Board of Supervisors.

**RECREATION BOARD REPORT – Joe Gregory**

Supervisor Gregory stated an update on the park cameras was provided.

**TOWNSHIP REPORT - Bryan Ziegler**

Mowing park and roadways, crack sealing, repair to pot holes, installed a swale at the park, tree trimming and equipment maintenance. The upcoming tree trimming will include the trees adversely affected by the Emerald Ash Borer.

**BUILDING REPORT - Supervisor Gregory**

Nothing to report.

**Chairman Gregory proceeded to New Business #5 Payloader Information.**

Supervisor Gregory stated JCB and John Deere provided demo payloaders this week. Discussion was held comparing the two companies quotes.

Supervisor Daubert moved to purchase the JCB payloader for \$169,900 less \$20,000 trade-in at the time of delivery with the first payment of 50% in January, 2018 out of Liquid Fuels with a 3.1% flat interest rate. Final payment will be made in 2019 out of the General Fund. Seconded by Supervisor Gregory. All voted in favor; motion carried.

Supervisor Patches moved to purchase the 10' V-plow from EM Kutz through CoStars for \$11,800 from the Liquid Fuels account on or after January 1, 2018. Seconded by Supervisor Gregory. All voted in favor; motion carried.

**STORMWATER MANAGEMENT INFORMATION - Jeff Golding**

Jeff submitted the NPDES Notice of Intent on September 8, 2017 with the waiver request to DEP. Jeff explained that should DEP grant the waiver request it provides the Township a 5-year hiatus from submitting the annual DEP report. Based in the township's steam testing of the impaired section, the stream is polluted from upstream sources. The Township is currently compliant with the MS4 requirements.

**COMMUNICATIONS**

Letter from the Pine Ridge HOA. The HOA is working with SESI. The HOA bylaws do not allow for lots to be combined. Discussion was held on the access road maintenance, remaining lots for sale, retaining walls and responsibility of curbs and sidewalks.

NLCA July Minutes

Lebanon Daily News: 4 Proof of Publications for Zoning Ordinance Hearing, Zoning Ordinance Amendments, Holding Tank Ordinance, Special Event Ordinance, Stormwater and SALDO Amending Ordinance.

Letter from Lebanon County Planning stating that they received the draft of the Zoning Ordinance Amendments and had no comments.

**OLD BUSINESS**

Road Safety - Tabled

Rt. 72 Creek Parcel - Tabled

#### Fairway Drive Turn Around Agreement

Attorney Gallo stated Mr. Caporaletti is agreeable to the turnaround with the specifications of 70'X50' with 6" 2A Modified stone. Mr. Caporaletti is requesting the Township install a barricade to prevent thru traffic and also requested the agreement stipulate the turnaround will not prohibit future subdivision development. The Board of Supervisors had no issues. Attorney Gallo will move forward preparing the agreement.

#### Stoner Road Bridge Repair – Engineer Jeff Golding

Jeff reviewed that Gannett Fleming completed a site visit and reviewed the bridge construction issues. The report determined that the walls were in good shape but the decking needed to be replaced. Gannett Flemings proposal for 2018 budget consideration includes to replace and install new decking, replace the guiderails and pave the road for approximately \$90,000. Previous discussion was to replace the bridge construction at \$250,000-\$300,000.

Jennifer Harding, Secretary/Treasurer mentioned a Communication agenda item needed to be added.

Ag Security Addition – John P. Light Farm. Supervisor Gregory acknowledged receipt of of the Ag Security notification dated 8/24/2017. No action is required for 180 days.

#### Park Security Cameras

Working with Comcast to get internet connection with no construction costs. The monthly fee for internet service only would be \$144.85 a month. Electric needs to be run to the shed for the router. Cameras would be wireless. After discussion, Supervisors directed to obtain pricing for internet cameras and high quality trail cameras for comparison.

#### Ordinance Revisions

Attorney Gallo stated Ordinance #2017-07 was properly advertised. Reviewed by Planning Commission and Lebanon County Planning. County Planning had no comments. Gallo summarized the Ordinance amendments were mainly housekeeping changes. Keeping the Conditional Uses consistent and the day care definitions matched the state regulations.

Supervisor Patches moved to adopt Ordinance #2017-07 amending Chapter 27; Zoning. Seconded by Supervisor Gregory. All voted in favor; motion carried.

Attorney Gallo summarized the Ordinance amendments: Chapter 13 limits the number of events each year; Chapter 17 Stormwater discharges and unlawful activity; Chapter 22 SALDO definitions for clarity and renumbering.

Supervisor Patches moved to adopt Ordinance #2017-08 amending Chapter 13, Chapter 17 and Chapter 22. Seconded by Supervisor Daubert. All voted in favor; motion carried.

Engineer Jeff Golding pointed out the Ordinance amendment to Chapter 17 and Chapter 22 will bring the Township into compliance with the new MS4 requirements.

Attorney Gallo stated that a few changes will need to be made to future ordinance modification such as the definition for reverse lot frontage will be added and modify the pervious definition.

#### Hazard Mitigation Lease Agreement

The PEMA requirements for maintenance leases has changed. PEMA recommends the Township consider a non-monetary lease agreement in exchange for maintenance.

### **NEW BUSINESS**

#### Act 14 – S Lancaster Street Bridge – Municipal Land Use

Supervisor Gregory moved to ratify the completion of the Act 14 Land Use form. Seconded by Supervisor Daubert. All voted in favor; motion carried.

#### PennDot Winter Maintenance Agreement

Supervisor Gregory moved to sign the PennDot Winter Maintenance agreement for S. Lancaster Street and Black Oak Road in the amount of \$6,060. Seconded by Supervisor Patches. All voted in favor; motion carried.

#### Martin Poultry – Request for change to zoning permit 2017-44

Mr. Martin requested consideration to modify his zoning permit from 4 chicken houses to 3 chicken houses at a cost of \$926,00 and \$600,00 accordingly. Supervisor Patches moved to refund 25% of the original fee based on the cost estimate which would be a \$702 refund. Discussion was held on the refund calculation. Due to the lack of a second. The motion died.

#### Fuel Tank Repair Invoice

Supervisor Gregory will be contacting Hafer Equipment to review invoice.

#### Payloader Information

Already discussed.

#### Workers Compensation Renewal

Supervisors discussed paying the bill in full to avoid paying \$32 in monthly service fees, per invoice.

#### 2286 Quarry Road Driveway Permit Extension Request

Supervisor Patches moved to grant a 60 day extension to the driveway permit with the stipulation the owner notifies the Township of the paving date. Seconded by Supervisor Daubert. All voted in favor; motion carried.

#### 2017 Trunk or Treat

Supervisor Gregory moved to approve Tuesday, October 31, 2017 for Trick or Treat from 6-8 pm. Seconded by Supervisor Daubert. All voted in favor; motion carried.

**ATTORNEY'S REPORT** – Nothing further to report.

**ENGINEER'S REPORT** – Nothing further to report.

**ADJOURNMENT**

With no further comments or discussion, the meeting adjourned at 9:12 p.m.

Respectfully Submitted,

Mickey Gartlan  
Jennifer Harding