

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, March 15, 2017, 6:00 PM

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

Staff Present: Attorney Donald Hoyt, Township Solicitor
Terry Myers, P.E., Township Engineer
Rebecca Knaub-Bradshaw, Township Manager and Secretary-Treasurer

The meeting was opened with the Pledge to the Flag.

The Board began the meeting by discussing the changes proposed by the Township Planning Commission to Article IV of the Subdivision Ordinance. The proposed changes included Township Engineer and Solicitor comments. The first hour of the meeting was allocated to this discussion.

Article IV, Section 402 – Final Plan Requirements.

a) General Plan Requirements: The Plan shall be clearly and legibly drawn on paper approved by the Township Engineer. The Plan shall be prepared on one of more sheets uniformly measuring twenty-four inches by thirty-six inches (24” x 36”). Final Plans shall conform in all important details with an approved Preliminary Plan, when required, including any conditions specified in the Preliminary Plan approval.

b) Specific Plan Requirements.

4. The Zoning district in which the property and adjoining land are located, including information in tabular form describing total acreage (gross and net), number of lots proposed, proposed use of land, proposed lineal feet of new streets, proposed type of sewage disposal and water supply, i.e. on-lot or public, required minimum building setbacks, required and proposed minimum lot areas, minimum lot width, density, and parking. If the property is proposed to be used for residential purposes, the number of proposed dwelling units shall also be listed.
7. Name, address, telephone number and email address of the professional responsible for the plan.
11. The entire existing parcel’s boundaries with bearings to the nearest second and distances to the nearest one-hundredth (.01) of a foot and the names and deed references of immediately adjacent property owners.

12. For all street rights-of-way and property lines, dimensions, bearings or deflection angles of all straight lines, and radii, arcs and center angles of all curves. Dimensions shall be in feet and hundredths of a foot. Bearings shall be in degrees, minutes and seconds for all street rights-of-way, access drives, and property lines. The location, bearing, and length of every proposed and affected property line shall be based upon field survey data and shall be certified to the same by the Surveyor responsible for the plan.
14. All existing streets on, adjacent to, or within four hundred (400) feet of any part of the parcel, including name, Township or State Route number, right-of-way width, and roadway width.
15. Existing and proposed driveway locations depicting required and available safe sight stopping distance(s), based on Penn DOT's criteria of speed limit and street grade and sight triangles. If a driveway is proposed to be constructed a separate drawing (minimum scale of 1"= 10') titled Driveway Profile depicting the driveway profile, drainage conditions, and entry to the street shall be on or accompany the plan.
16. Clear sight triangles at each street intersection and each proposed access drive street entry. Required and available safe sight stopping distances based on Penn DOT's criteria of speed limit and street grade as well as adjacent street speed limit should be indicated.
17. Offer of dedication of land for the widening of existing streets and the location of the future right-of-way line for existing streets, when required.
19. Type and location of permanent reference monuments and markers for all new and existing lot corners impacted by the proposed subdivision or development.
22. ~~Certification with signature, seal and date, to the effect that the survey and plan are correct by the registered professional engineer or surveyor~~ responsible for preparing the plan as related to the allowable services of such professional an engineer and a land surveyor as described in the Professional's ~~Engineer's~~ Registration Law, as amended. Land Surveys shall have a minimum accuracy of 1:10,000. (See Appendix 6)
23. Existing contours, in the area affected by the proposed new lots or development, at vertical intervals of 2 feet, except where the slope is greater than 20%, in which case the contour interval shall be 5 feet. Ten (10) foot contours shall be provided for the remaining tract. Datum to which the contour elevations refer shall be US coast and Geological Survey datum or other source approved by the Township Engineer. In the case of subdivision or land development plans involving (but not limited to) engineering designs such as streets, storm sewers, and sanitary sewers, interpolation of contours from U.S.G.S. mapping is not acceptable. In such cases, contours shall be determined as a result of a field topographical survey. Certification as to the method, accuracy, and performance of said survey shall be made on the plan by the engineer or surveyor responsible for preparing the plan.
24. For on-site sewage disposal systems, the location of all perc tests and probes must be shown and satisfactory tests must be identified. Primary and replacement infiltration

areas must be shown and required easements identified by bearings and distances. The Township's right of entry shall be identified on the plan. For on-site water supply, proposed well locations and required one hundred (100) foot isolation distances must be shown.

30. Provision for signature by the Chairperson of the Township Planning Commission indicating the Planning Commission's review of the Plan (1 space for signature and 1 space for review date). (See Appendix 10).
31. Provision for signatures by the Chairperson of the Board of Supervisors indicating the Board of Supervisors' approval of the plan (1 space for signature and 1 space for approval date). (See Appendix 13).

c. Additional Plan Requirements for Major Subdivision and Major Land Development Plans:

1. The names of owners and deed recording information and abutting property lines of immediately adjacent unplatted land and the names of proposed or existing land developments immediately adjacent to the proposed new lots or development. Reference shall also be made to recorded subdivision plans of adjoining subdivided land.
2. Existing significant natural or existing or proposed manmade features within the parcel or adjacent within four hundred (400) feet of the area proposed to be subdivided or developed to the parcel. Significant natural features include watercourses, 100 year floodplains, flood hazard areas, tree masses, steep slopes and wetlands delineated in accordance with the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" (January, 1989) and other features of note. Manmade features include location, size, and invert elevation of all existing or proposed water mains, sanitary or storm sewers, buildings, petroleum, gas or electric lines, and the location of all manholes, inlets, and culverts.
3. Location, width, and purpose of all existing and proposed rights-of-way and easements, within or adjacent to the parcel, and within four hundred (400) feet of the area proposed to be subdivided or developed, such as, but not limited to, utility, streams and water features, stormwater, sanitary sewer, erosion control, access, pedestrian, conservation and the location of any public utilities.
4. Location and width of all existing or proposed street rights-of-way and roadways and road widening within or adjacent to the parcel or within four hundred (400) feet of the proposed new lots or development including those recorded but unimproved, and names of all proposed streets. Such information shall include a typical cross section, construction materials and specifications, street name(s), alleys and rights-of-way including a description of the centerline of all new streets and distances and bearings.

e) Accompanying Certificates and Data: All Plans shall be accompanied by the following:

4. An approved Planning Module for Land Development as required by the Pennsylvania Department of Environmental Protection. (See Section 404).
10. Other permits, approvals, certificates or data as may be required by this Ordinance, any other Township Ordinance or regulations, or such certificates, data, or approvals as may be required by the Township Planning Commission or Board of Supervisors, or other governmental agencies such as, but not limited to, the Pennsylvania Department of Transportation, Department of Environmental Protection or Army Corps of Engineers.
11. (add item for written request for modification)
12. Where the land included in the proposed subdivision and land development plan has an electric transmission line, a gas pipeline, a water transmission line, or a petroleum or petroleum product transmission line located within the parcel, every plan shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement which shall contain the above data.

f) Additional Certificates for Major Subdivision or Major Land Development Plans:

1. Certification from the Township Engineer that the developer has installed all public improvements to the specifications of this Ordinance and any conditions attached by the Board of Supervisors or certification from the Township Solicitor that the developer has posted an improvement bond or other accepted security in amount sufficient to assure completion of all improvements. (See Appendix 8).
2. A Water Facilities Feasibility Report in accordance with the requirements stated in Section 405 of this Ordinance. Certification that the Township Engineer has reviewed and commented on the Report must also be submitted. Where a public water supply is proposed, evidence that the subdivision or land development is to be supplied by a certificated public utility, a bonafide cooperative association of lot owners, or by a municipal corporation, authority, or utility is required.
6. As-built drawings for all public improvements shall be prepared, sealed and certified by the design Engineer.

The Engineer will incorporate the Solicitor and Supervisors comments above and resubmit a proposed Article IV. He said he will prepare Article V for the next Board review. He suggested that the Board consider removing road construction and materials from the Subdivision Ordinance and include that information in a separate resolution so it would be easier to change and adjust by the Supervisors as new materials are introduced.

Minutes. Motion was made by Supervisor Dockery and seconded by Supervisor Hawkins to approve the minutes. Motion carried unanimously.

PUBLIC RECOGNITION

None

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. Engineer comments are as follows:

1. Certification, with signature, seal and date, to the effect that the survey and plan are correct by the registered professional surveyor responsible for preparing the plan is required. ((Subdivision Ordinance Section 406.b.17)
2. A notarized signature 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)
3. The Planning Module for Land Development approval from the Pennsylvania Department of Environmental Protection should be submitted to the Township prior to final plan recording. (Subdivision Ordinance Section 406.e.7)

A Request for Modification to Section 523.a.2.B – Fee in lieu of dedication of Recreation Land was submitted for approval. Motion was made by Supervisor Calderone and seconded by Supervisor DeFrain to deny the request for modification to Section 523.a.2.B. Motion carried unanimously.

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

Donald W & Beverly J. Burkey – Proposed Lot 12A Addition. Existing Lot 12 – 10.91 acres and was created and recorded on August 7, 2007. A potential buyer for Lot 12 is requesting to join an additional 5.04 acres from Lot 4 – containing 22.87 acres. The proposed Lot 12A is being subdivided from Lot 4 of the previous subdivision and will be added to Lot 12. Lot 12 will contain 15.95 acres after the deed consolidation occurs. The property is in the Rural Agricultural Zone. Engineer comments are as follows:

1. The sewage planning waiver must be executed by the SEO and filed with PA DEP prior to final plan approval by the Township. (§ 403).
2. Site data information-Plan Note #1 should be added for the existing lot 4. We recommend relabeling proposed lot 12A to 4A, since it is land of existing Lot 4. (§ 406.b.24)
3. In lieu of the completion of any improvements required as a condition for the final approval of a plan, the developer shall deposit with the Board of Supervisors financial security in an amount sufficient to cover the cost of such improvements. (§602).

4. Payment of any outstanding fee to the Township is required prior to plan recording. (§ 806).
5. A minimum of two concrete monuments must be installed prior to Final Plan approval, unless financial security is posted. (§521.c)

Motion was made by Supervisor Hawkins and seconded by Supervisor Dockery to approve a Request for Planning Waiver & Non-Building Declaration to be submitted to the Pennsylvania Department of Environmental Protection for their review. Motion carried unanimously.

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

Cellco-Verizon Land Development Plan. Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to approve an extension of time for the plan for 90 days. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

Material Bids. The Manager advertised material bid opening for the April 5, 2017 meeting.

Snow Disaster Declaration. The Board of Supervisors declared a disaster emergency at 6:00 AM on March 14, 2017 due to a Severe Winter Storm that threatened to cause injury, damage and suffering to the persons and property of Warrington Township. The threat created problems greater in scope than Warrington Township was able to resolve. The Board of Supervisors authorized officials to act as necessary to meet the demands of the emergency by employment of temporary workers, rental of equipment, purchase of supplies, entering contracts without regard to formalities normally prescribed by law. Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to validate the emergency declaration. Motion carried unanimously.

Per Capita Tax Exonerations. Requests for exoneration were received from Anna Downey and Caroline VanPelt. Both are students who earn less than the amount required to owe Township Per Capita Tax. Motion was made by Supervisor DeFrain and seconded by Supervisor Hawkins to approve the exoneration requests. Motion carried unanimously.

York Adams Tax Bureau. Motion was made by Supervisor Hawkins and seconded by Supervisor Dockery to appoint York Adams Tax Bureau to collect delinquent Per Capita taxes at the schedule of costs that will be charged to the delinquent taxpayer, not the Township, as provided by York Adams Tax Bureau for Warrington Township in the Tax Collection Services Agreement. Motion carried unanimously.

Subdivision Ordinance rewrite meeting. The Supervisors directed the Manager to advertise the April 19, 2017 meeting to change the time from 7:00 to 6:00 PM to discuss Article V of the Subdivision Ordinance rewrite.

ACCOUNTS PAYABLE

Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to approve General Fund accounts payable in the amount of \$29,897.21 and State Liquid Fuels accounts payable in the amount of \$745.38. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 8:15 PM.

Township Secretary