

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, November 15, 2017, 7:00 PM

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

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 the November 1, 2017 regular meeting and the November 8, 2017 special meeting of the Board. Motion carried unanimously.

EMERGENCY SERVICES REPORTS

Dillsburg EMS. Citizens' Hose Company EMS reported responding to 15 calls in Warrington Township during the month of October 2017.

Holy Spirit EMS. The Holy Spirit unit is in service and plans to house their ambulance in the Wellsville Fire Hall by the middle of December.

PUBLIC RECOGNITION

None

SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Donald A. and Nora E. Clouser, 239 Thundergust Mill Road, Wellsville, PA. The plan proposes to separate an existing lot from the parent tract. Both lots are served by on-lot sewage systems and wells. The property is non-conforming to the Township Zoning Ordinance with consideration to the existing structures. Engineer comments are as follows:

Subdivision and Land Development Ordinance

1. The location of all existing buildings, sewers, water mains, culverts, and other significant man-made features within or adjacent to the parcel shall be shown on the plans. It appears that an existing well will be placed within the proposed private right-of-way for the private drive (§ 406.b.9). Revise the waterline easement note on the plans to state the easement shall be centered over the waterline.
2. Where there is no public water supply, each lot in the development must be supplied with an individual on-lot water supply system in accordance with minimum standards approved by the Pennsylvania Department of Environmental Protection (§ 516.b).

3. 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 (§ 406.b.22).
4. 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 (§ 406.b.27).
5. An improvement bond or other accepted security in an amount sufficient to assure completion of all improvements (corner monumentation) is required to be posted (§ 406.e.6)
6. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance §806.b)

A modification request was submitted to request a waiver from Section 516.b – On-lot water supply. This water supply to the mobile home on Lot 2 has adequately served the use for 41 years. A note on the subdivision plan is to require a well to be drilled on Lot 2 upon conveyance of Lot 2 or the next conveyance of Lot 1. A use and maintenance agreement shall be executed between the owners, their heirs and assigns of Lots 1 and 2 and recorded with the subdivision plan.

The Board agreed that since this non-conforming property predates the Zoning Ordinance, they could allow the water supply to access both lots temporarily but prior to the conveyance of Lot 1 owned by Nora Clouser or Lot 2 owned by Larry and Jodi Erb or in the event that the existing well shall fail, the grantee shall drill a well to supply Lot 2. The Board said both deeds should be rewritten to include this well language.

Motion was made by Supervisor Trump and seconded by Supervisor Hawkins to request an extension of time agreed to by the developer, until February 21, 2018 to act on this plan and to table the plan until deeds are presented. Motion carried unanimously.

Martin Petratos and Connie Greenawalt, 100 Spangler Road. The plan proposes to subdivide an existing 106.8 acre property in the Conservation Zone into two lots. Lot 1 will be 89.3 acres and Lot 2 will be 17.6548 acres. The proposed use is agriculture with single family dwellings.

Motion was made by Supervisor Calderone and seconded by Supervisor DeFrain to request an extension of time agreed to by the developer, until March 21, 2018 to act on this plan. Motion carried unanimously.

Motion was made by Supervisor Calderone and seconded by Supervisor DeFrain to approve the Sewage Facilities Planning Module to be sent to the PA Department of Environmental Protection for their review and approval. Motion carried unanimously.

Martin W. Petratos – 910 & 920 Kunkles Mill Road. The plan proposes to consolidate four tracts having four tax parcel numbers together and ultimately subdividing the lot into two residential use lots. The lots are currently zoned Conservation and the existing and proposed use of the lots is single family residential. Engineer comments are as follows:

1. A maintenance access agreement shall be provided for the proposed access drive right of way to Kunkles Mill Road. (Subdivision Ordinance §406.b.10)
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. An improvement bond or other accepted security in an amount sufficient to assure completion of all improvements; (Subdivision Ordinance §406.e.6) a minimum of two concrete monuments shall be installed as shown on the plan. If not installed, they must be bonded prior to plan recording. (Subdivision Ordinance §406.b.15)
4. A non-building declaration shall be completed and submitted to the PA DEP. (Subdivision Ordinance §406.e.7)
5. Payment of any outstanding fees to the Township is required prior to plan recording. (Subdivision Ordinance §806.b)

Motion was made by Supervisor Trump and seconded by Supervisor Hawkins to table the subdivision until a suitable private road easement is submitted for the access drive. Motion carried unanimously.

BUSINESS AND STAFF REPORTS

2018 Budget. The 2018 Budget was prepared by the Board of Supervisors on November 8, 2017 during a special meeting. The Capital Reserve Fund total budget for 2018 is \$425,600.00. The State Liquid Fuels Fund 2018 budget is \$420,491.41 and the General Fund budget for 2018 is 2,044,556.00. The 2018 Budget does not include a tax increase. Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to approve the 2018 for public inspection and to be scheduled for adoption on December 20, 2017. Motion carried unanimously.

2017 Contributions. Motion was made by Supervisor DeFrain and seconded by Supervisor Dockery to approve payment of the budgeted 2017 contributions to the libraries, senior centers, Newberrytown Ambulance and Wellsville Fire Company. Motion carried unanimously.

Citizen's Hose Company. Supervisor Trump said Citizen's Hose Company did not purchase a new ambulance as was stipulated in writing with the 2016 contribution check from Warrington Township. He said the Township Solicitor should be directed to send a letter requesting that the \$14,500 be returned to Warrington Township. Motion was made by Supervisor Hawkins and seconded by Supervisor DeFrain. Motion carried unanimously.

Mockingbird Road parking problem. A resident of Mockingbird Road said there are hunters parking cars at the end of Mockingbird Road that make it difficult for traffic to drive around the loop dead-end. He would like to see "No Parking" signs installed around the loop. Supervisor Calderone said his experience is that the signs will not stop cars from parking. The property owner can purchase signs to be installed if he wishes but should be told that the police will not enforce no parking regulations. Another suggestion would be to ask Gifford Pinchot Park to install a stoned parking lot for hunters.

James Eisenhower, Jr. – Agricultural Security Area application. Mr. Eisenhower applied for 48.65 acres of a farm he purchased at 227 Kralltown Road, Dillsburg. The Board of Supervisors accepted the application that was submitted November 6, 2017. The application will be forwarded to the Planning Commission and then back to the Board for a vote in 180 days.

Engineer

Kinsley Construction – Quaker Meeting Road. The contract was awarded to Kinsley Construction in the amount of \$44,004.00. A change order was submitted for an additional \$3,198.16 to include 138.09 square yards of edge rebuilding that was included by the Township Road Foreman. Motion was made by Supervisor Calderone and seconded by Supervisor Hawkins to approve payment of the invoice in the amount of \$47,202.16. Motion carried unanimously.

Thundergust Mill Road. Most of the lots have been sold and houses built on the Thundergust Meadows Subdivision along Thundergust Mill Road. The Engineer said the developer could be notified to widen the road to 18 feet and apply a three inch binder. The section of road from Squire Gratz Road to the Thundergust Meadows subdivision will be the responsibility of the Township to widen and pave. Developer funds are being held for this project.

Trunk or Treat. Supervisor Dockery said during the previous meeting he thanked only the road crew and omitted everyone else who helped with the activity including the State Police and Fire Company. He would like to include everyone who helped.

ACCOUNTS PAYABLE

Motion was made by Supervisor Dockery and seconded by Supervisor DeFrain to approve General Funds accounts payable in the amount of \$39,213.37 and State Liquid Fuels Funds in the amount of \$605.64 and the Kinsley Construction invoice. Motion carried unanimously.

ADJOURNMENT

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

The meeting was adjourned at 9:00 PM.

Township Secretary