

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, August 18, 2021, 7:00 PM

Presiding:           Supervisor John Dockery, Chairman  
                          Supervisor George DeFrain  
                          Supervisor Zachary Fickes  
                          Supervisor Thomas Hawkins - absent  
                          Supervisor Jason Weaver – by telephone

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

The meeting was opened with the Pledge to the Flag.

Minutes. Motion was made by Supervisor Fickes and seconded by Supervisor DeFrain to approve the minutes of the August 4, 2021 meeting. Motion carried unanimously.

EMERGENCY SERVICES REPORTS

Penn State Health Life Lion. The preliminary estimate of total dispatches in Warrington Township was 39. Of those, 34 were handled by Penn State Health Life Lion and five were handled by an outside agency.

PUBLIC RECOGNITION

William Bisset, Old York Road. Mr. Bisset said he requested help from the Board of Supervisors to reduce the speed limit posted on Old York Road. Penn DOT conducted the study but said the study indicated that a speed limit change was not justified. Mr. Bisset disagrees with the study and collected his own information. He presented it to the Board and again requested help from the Board to present his information to Penn DOT.

Margaret Prosser, Old York Road. Mrs. Prosser said she agrees that the Penn DOT study does not accurately show the traffic speed and dangerous situations it poses to other vehicles and residents who live along the road. She asked for flashing lights to be installed on the 40 MPH sign to help slow traffic when entering the traffic signal area.

Brian Prosser, Old York Road. Mr. Prosser said he has lived along Old York Road his entire life and in his younger days he was able to ride a bicycle along Old York Road but with the speed of the traffic now no one could ride a bike along the road. He said a traffic study of the traffic signal at the intersection of Rt 177, Rt 74 and Old York Road determined that a turning lane could be installed and he has concerns that the additional lane might add to the dangerous intersection.

Charles Lingle, Old York Road. Mr. Lingle said that an out of control car ran into his yard burst into flames and caught his house on fire.

Michael Arnold, Old York Road. Mr. Arnold said he was involved in a bad accident caused by a car traveling too fast.

Scott Burkholder, Old York Road. Mr. Burkholder suggested that everyone who has a complaint regarding the speed along Old York Road should contact Jason Bewley at Penn DOT and ask him if he could conduct a second study at a different location.

Maggie Bernholtz, Lisburn Road. Mrs. Bernholtz said she accesses Old York Road when she leaves her Lisburn Road property and has trouble turning left onto Old York Road. She said the traffic traveling at a high rate of speed and the sight distance is poor.

Jim Smedley, Warrington Township Planning Commission. Mr. Smedley suggested contacting Carroll Township to include them in any action taken on the road and to contact the State Representative and Senator to request help from them because they have direct access to Penn DOT District 8-0.

Ralph Arnold, Old York Road. Mr. Arnold said he would like to add that the dump trucks using the road apply “jake” brakes and create an immense amount of noise. He would like “jake” brakes to be eliminated.

PA State Police trooper. The trooper was asked if the state police could patrol Old York Road more often and if brake retarder use could be eliminated. The trooper said he would spend more time patrolling Old York Road. The use of brake retarders by trucks is regulated by state law and signage is limited by that regulation. A Township Ordinance is required to post brake retarder signs. The trooper said that the State Police cannot enforce Township ordinances.

#### SUBDIVISION/LAND DEVELOPMENT PLANS/PLANNING MODULES

Sarah E. Miller, 525 Lisburn Road. The plan proposes to subdivide the existing property at 525 Lisburn Road into 2 properties: Lot 2 (10 acres) and Lot 2A (57.72 acres). The lots are currently zoned Conservation and Rural Agriculture. The Proposed use for the lots has been identified as residential. Both lots have existing driveway access to Lisburn Road T-908 by means of a private street. This plan is considered a Minor Subdivision plan. The developer is asking the Board to waive Subdivision Ordinance Section 506.i. Construction Standards of Private Streets and Section 514.d Lots with Private Access. The Township Engineer and Wellsville Fire Company Chief visited the site to determine the need for road improvements regarding access by emergency equipment. The Engineer recommendation is that the Board will allow development along the private road without improving it to the standards in the Subdivision and Land Development Ordinance. Supervisor Fickes said that emergency pull-off areas should be considered. Supervisor Weaver said there should be an agreement between the three property owners who will share the private road. The Engineer said improvements should be made where the private road intersects with Lisburn Road to a width sufficient for two vehicles to pass. Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes to approve the request for modification to Section 506.i. Construction Standards of Private Streets – with the condition that the intersection with Lisburn Road is widened to 16 feet allow two vehicles to pass. Motion carried unanimously.

Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes extend the time for action on the subdivision plan until November 17, 2021. Motion carried unanimously.

James D Maclay, Pinetown Road. The plan proposes to subdivide Lot 10 (12.89 acres) and attach it to the lands of Ryan M. Maclay, subdivide Lot 8 (15.24 acres) containing the existing dwelling and agricultural buildings, Lot 9 (1.75 acres) to create a new lot for Mr. Maclay's residence, Lot 11 (13.06 acres) to separate an existing second dwelling onto its own lot, and leave a residual Lot 1 (32.22 acres) for agricultural use. The lots are currently zoned Rural Agriculture. The proposed use for the new Lot 9 has been identified as residential, with other lots remaining residential or agriculture. Lot 9 proposes driveway access to Pinetown Road S.R. 4031 by means of a private street.

Motion was made by Supervisor Fickes and seconded by Supervisor DeFrain extend the time for action on the subdivision plan until November 17, 2021. Motion carried unanimously.

Michael J. Barndt, 180 E Spring Valley Road. The plan proposes to subdivide Lot 3 (2.41 net acres) from Lot 1 (93.21 net acres). Lot 4 (3.115 net acres) shall be attached to the residual Lot 1. The lots are currently zoned Rural Agriculture. The proposed use for the lots is residential and agriculture. Proposed Lot 3 has an existing driveway access to East Spring Valley Road (T-857). This plan is considered a Minor Subdivision plan. Engineer comments are as follows:

**Subdivision and Land Development Ordinance:**

1. The applicant shall indicate the existing and proposed lot coverages (§ 403.b.4).
2. 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 (§ 403.b.27).
3. Deed recording information shall be provided to the Township within 60 days of subdivision plan recording, proving that Lot 3 was created and Lot 4 was combined with the residual Lot 1.
4. 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.

The following modification requests were received:

Section 506.a and 506.e – Road improvements to East Spring Valley Road. Both lots have existing dwellings so there will be no further impact by subdividing.

Section 518.e.4 – Indication of Steep Slopes. There will be no slopes impact due to no development proposed.

Section 514.e and 403.e.4 – Developer requested to be exempted from Sewage Planning because both lots are existing with existing systems.

Section 403.c.2 (406.b.6-requested) – Indication of Existing Features are not necessary due to no proposed development.

Section 402.b.23 (406.b.18-requested) – Existing Contour Information not necessary due to no proposed development.

Motion was made by Supervisor Fickes and seconded by Supervisor DeFrain to approve the requested modifications. Motion carried unanimously.

Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes to conditionally approve the subdivision pending Township Engineer comments are addressed and a note is added to the plan that the property lies within the Airport Hazard Zone. Motion carried unanimously.

Caden Properties, LLC – 265 Big Rock Drive Lots 1 and 3. The plan proposes to subdivide the existing Lots 1 and 3 – 10.26 acres gross to create Lot 3A(7.36 acres) and the remainder of Lot 3(2.9 acres). Lot 3A will be attached to existing Lot 1(2.86 acres) to create the proposed Lot 1(10.22 acres). The lots are currently zoned Conservation and Village Commercial. The proposed use of the lots is Commercial/Single Family Residential. Lot 1 has existing driveway access to Big Rock Drive and Lot 3 is proposing driveway access to East Camping Area Road. The plan is considered a Minor Subdivision plan and no preliminary plan is required. The plan will be reviewed as final. Engineer comments are as follows:

**Subdivision and Land Development Ordinance:**

1. The applicant shall include the certification with signature, seal, and date of the professional surveyor (§ 402.b.22).
2. 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 (§ 402.b.27).
3. The applicant shall provide a copy of the new recorded deed indicating the attachment of Lot 3A to existing Lot 1.
4. 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.
  - Legal services necessary for the processing of the land development plan.

The following modifications were requested with the justification that the intent of the subdivision is a property line adjustment between two existing lots. No additional lots will be created:

Section 402.B.33 – Submission of a Detailed Wetland Study

Section 506.E – Widening of Existing Streets

Section 511.G – Planting of Street Trees

Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes to approve the modification requests. Motion carried with three votes. Supervisor Weaver abstained due to not reviewing the subdivision plan prior to the vote.

Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes to conditionally approve the plan pending all Engineer comments are addressed. Motion carried with three votes. Supervisor Weaver abstained due to not reviewing the subdivision prior to the vote.

**BUSINESS AND STAFF REPORT**

**Engineer**

Stewart and Tate Contract Change Order. The contract to seal coat New York Road, Sunrise Avenue, and Bull Road was awarded to Stewart and Tate, Inc in the amount of \$101,050.00. Work on the project was completed June 29, 2021 but the invoice amount was \$109,510.00. The Engineer submitted a Contract Change Order to the Board of Supervisors for approval. The change order shows justification from Stewart and Tate, Inc. why they adjusted the bid price to include the amounts of materials actually used to complete their work. The increased amount for the extra material is \$8,460.00. That amount is \$1,645.00 less than the 10% over bid amount allowed by Penn DOT. Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes to approve the Contract Change Order. Motion carried unanimously.

Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes to approve payment of the Stewart and Tate, Inc. invoice in the amount of \$109,510.00. Motion carried unanimously.

Stormwater Management Ordinance. York County Planning Commission's model stormwater ordinance plan for York County has expired and they have decided not to pursue it further. The PA DEP has a model ordinance for MS4 townships but has no regulations to govern less than one acre. C. S. Davidson has modeled an ordinance for lots of one acre and less. The Warrington Township stormwater ordinance was enacted in 1993 and is very outdated. The Engineer suggested that the C. S. Davidson ordinance could be written for Warrington Township. Supervisor Dockery suggested that discussion regarding the stormwater ordinance should wait until after the beginning of 2022 because of the Zoning Ordinance rewrite and concurring ordinances.

Material Specifications. The Engineer submitted a draft copy of Construction and Materials Specifications to the Board for their review in 2017. The information was taken from the Subdivision and Land Development Ordinance when it was rewritten to be adopted by Resolution by the Board. The Board asked for it to be put on the agenda for action.

DCNR Grant. Ann Yost, with YSM Landscape Architects, advertised for bids to construct the park pavilion. A total of five bids were received. The bid range was from \$98,940.75 to \$175,200.00. YSM reviewed the submittals and found them to be complete. The apparent low bidder was York Excavating Co, LLC with a base bid of \$98,940.75. The combined cost of the base bid and the cost of furnishing the pavilion is \$121,940.75 which exceeds the \$100,000 budget. Deductions of extra items – interpretative sign, three shade trees, picnic table frames – reduces the base bid to \$87,440.75 and brings the amount under the grant total of \$100,000.00. The Board asked to have the contract sent to the Township Solicitor for review prior to approval.

Health Insurance. The employee health insurance contract is coming due for renewal on October 1, 2021. Commonwealth Benefits Group sent a comparison sheet listing seven options plus the current plan that will have a premium increase of 13.27%. The Board said they will table a decision until they can review the comparison sheet.

Computer Server. The office was informed by the IT contractor, Executive Image, that our computer server, 2012r2 will be removed from the Microsoft support structure. Our current server will need replaced by February 2022. The quote for the server, software and 20 hours labor is \$8,564.94. Motion was made by Supervisor Dockery and seconded by Supervisor Fickes to approve the quote to purchase the new server. Motion carried unanimously.

Supervisor Weaver. Supervisor Weaver said Michael Gasswint's name is still on the voice message on the office phone and should be changed. He also said it's been six weeks since he requested a Township facebook site and it's still not finished. Regarding the Zoning Ordinance he said the document sent to the Board of Supervisors from the Planning Commission proposes that a subdivision of 25 acres or more in the RA Zone and 30 acres or more in the Conservation Zone shall be subject to the requirements listed in the Agricultural Preservation Zone. He said that the Township does not want 25 acres and that 100% of the people in attendance at the Planning Commission meeting want a 12 acre limit. Supervisor Dockery said that the Zoning Ordinance changes will be addressed by the Board of Supervisors during the public hearing.

Penn Waste Contract. The current trash contract with Penn Waste is due to expire the end of 2021. The contract contains an option to allow an additional two one-year extensions. Supervisor Dockery spoke to Joel Washok, Market Development Representative from Penn Waste regarding a contract extension. Penn Waste's proposal is as follows:

2022 Service –

4 bag service is currently \$77.54/quarter – will increase to \$83.76/quarter  
8 bag service is currently \$86.81/quarter – will increase to \$100.65/quarter  
Recycling only service is currently \$21.00/quarter – will increase to \$25.50/quarter  
Pay per bag service is currently \$7.00/bag – will increase to \$8.50/bag

2023 Service –

4 bag service - \$87.54/quarter  
8 bag service - \$105.18/quarter  
Recycling only - \$26.55/quarter  
Pay per bag service - \$8.85/bag

All rates do not include any disposal increases that may be implemented by York County Solid Waste Authority. Penn Waste's justification for increases include, CDL driver shortage, 100% turnover for laborer and loader positions, increases in equipment costs, insurance premium increases, and market collapse in recycling. The Board of Supervisors will review the information for discussion during the next meeting.

ACCOUNTS PAYABLE

Motion was made by Supervisor DeFrain and seconded by Supervisor Fickes to approve General Fund accounts payable in the amount of \$44,494.09 and Recreation Fund accounts payable in the amount of \$1,280.10. 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 9:05 PM.

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Township Secretary

