

EAST HANOVER TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
August 15, 2023

CALL TO ORDER

Vice-Chair Oller called the Tuesday, August 15, 2023, Regular Meeting of the Board of Supervisors to order at 7:08 pm in the meeting room of the Township, 8848 Jonestown Road, Grantville, PA followed by the Pledge of Allegiance. An Executive Session was held tonight beginning at 6:00 pm until 7:05 pm for informational purposes and to discuss potential and active litigation.

Vice-Chair Oller stated that the meetings are audio taped. The tapes are strictly for the use of the Recording Secretary for clarification during preparation of the minutes. The Public Guidelines of Decorum require all individuals wishing to make public comments do so at the microphone and state their name and address.

IN ATTENDANCE:

SUPERVISORS:

Chad Leese, Chairman arrived at 7:38 pm
Rebecca Oller, Vice-Chairperson
Tina Hastie
Mike Yingling

ALSO PRESENT:

Nicholas Yingst, Township Manager
Isaac Wakefield, Township Solicitor-Salzman Hughes
Aaron Moyer, Township Engineer-HRG
Stephanie Harmon, MS4 & Planning Coordinator
Bryan Ziegler, Public Works Director
Sharon Umberger, Recording Secretary
Becky Richards, Park and Recreation Director

APPROVAL OF MEETING MINUTES:

Mr. Yingling made a motion to approve the Board of Supervisors meeting minutes from August 2, 2023. Mrs. Hastie seconded. Motion carried 3-0.

TREASURER'S REPORT

06/30/23 Balance Sheet	\$ 9,334,067.77		
	July Revenue	July Expenses	Net Increase/(Decrease)
General Fund	\$ 126,409.30	\$ 332,359.58	\$ (205,950.28)
Fire Fund	\$ 330.95	\$ 3,266.77	\$ (2,935.82)
Street Light Fund	\$ 16.27	\$ 934.12	\$ (917.85)
Liquid Fuels Fund	\$ 1,516.13	\$ 31.77	\$ 1,484.36
Stormwater Fund	\$ 10,746.21	\$ 78,687.67	\$ (67,941.46)
Total	\$ 139,018.86	\$ 415,279.91	\$ (276,261.05)
Liability		Increase/(Decrease)	\$ 5,191.33
07/31/23 Balance Sheet			\$ 9,062,998.05

	Invoices due and paid 08/03/23-08/09/23	08/10/23 Invoices for Consideration on 08/15/23
General Fund	\$ 7,495.15	\$ 82,948.95
Fire Fund	\$ 0	\$ 1,180.00
Street Light Fund	\$ 0	\$ 684.92
Liquid Fuels Fund	\$ 0	\$ 1,096.43
Stormwater Fund	\$ 0	\$ 16,750.76
Total	\$ 7,495.15	\$ 102,661.06
Total Checks Written	08/03/23-08/15/23	\$ 110,156.21

Mr. Yingling made a **motion to pay bills as presented through August 15, 2023**. Mrs. Hastie seconded. **Motion carried 3-0.**

CORRESPONDENCE- None noted.

REPORTS:

MS4 and Planning Report: Mrs. Harmon provided a written report. The MS4 annual report is due in the next couple of months, and she has been updating MS4 documents including the East Hanover Township Operations and Maintenance Manual. She conducted the EnviroScape Program for the Summer Rec Program. The EnviroScape Program is a hands-on, interactive demonstration to teach about watersheds, pollution, and how pollutants are generated and move through the watershed. She attended the monthly WREP meeting and the Municipal Authority meeting. Along with Mr. Moyer and Mr. Ziegler, Mrs. Harmon attended the Hanover Logistics traffic detour comment review meeting. Some issues have been cleared up and continue to make progress with the J & S Fabrication land development and stormwater plans. Regarding the Fasnacht/Brassell subdivision, lot line revision plan, a new consultant has been hired and a new survey will be conducted, and the Township can expect a new plan submission in the coming months. The number of stormwater appeals/credits applications now total 118. Mrs. Oller asked about stormwater fee collections, and Mr. Yingst reported that as of the end of July the Municipal Authority received \$445,000 of the \$500,000 budgeted income for the first and second quarter billings.

Parks and Recreation Report: Mrs. Richards provided a written report. She thanked the Supervisors for attending NNO (National Night Out) two weeks ago and it is estimated that up to 1,000 people attended this year. At this event, Mrs. Richards promoted EHT events, disc golf and park trails. Haily Radnor (Camp Director) and Jenn Little (Assistant Camp Director) were introduced at the meeting by Mrs. Richards, and the Supervisors expressed their appreciation for their work with the Summer Rec Program and the consensus of the board was that they did a fantastic job. The Summer Rec Program lasted seven weeks and served over 70 families with over 100 kids participating in the program, and on any given day there were 70-80 kids attending. The Township Fall Newsletter was finalized, and it is at the printer to be mailed to each household in the coming weeks. Upcoming events include Community Park Day September 23rd, Fall outdoor GVFC Yard Sale October 14th, and a new Fall Festival October 28th. The old park vehicle, a Kawasaki Mule, sold for \$2,350 on Municibid. Along with the Park and Rec Board, she is coordinating the development of general court rules but there are some rules specific to the shared use of the pickleball/tennis courts which she is seeking input from both pickleball and tennis players before finalizing and posting the approved court rules.

Municipal Engineer's Report: Mr. Moyer provided a written report. He attended two meetings in July. He was involved with ten plan reviews and inspections. Mrs. Hastie had a concern to be addressed regarding the lights at the 841 Bow Creek Road parking lot near the casino. The lights are not pointing downward, which Mr. Moyer agreed is the standard way of lighting the site. On the same property, she asked about the stormwater basin which Mr. Moyer shared is an infiltration

basin and should drain within 72 hours given there were some underground improvements to be made in recommendation to a request by the Dauphin County Conservation District to improve basin drainage. Mrs. Oller asked about the updates at Grantville Commons listed in Mr. Moyer's report as mobility improvements. Mr. Moyer explained that as part of the Grantville Commons land development process, there was a waiver to sidewalks internal to the site which was conditioned upon connection to a trail that Hanover Logistics was constructing on the northern side of Fox Run Road. That plan is no longer viable because of right-of-way issues. Since there are no connections to a trail, Grantville Commons provided a conceptual idea of providing some internal sidewalks from the old section through the new section out to Bow Creek Road or there could be a fee-in-lieu of the sidewalks. Municipal Projects Status: **MS4**-The second round of comments were received from PADEP. **Stormwater Fee Implementation**-Consulting in the process of reviewing appeals and credit applications received by the Township. **Green Light Go #1- (Radio interconnect tying signals together)**- PennDOT ADA comments were resolved and revised plans submitted. **Green Light Go #2- (Intersection Improvements)**-Township was approved for the 80 percent grant funding for intersection improvements at Route 743/Route 22. **Playground Rehabilitation and Reconstruction**-There is a powder coat analysis due by Friday for the community playground.

Chairman Leese arrived at 7:38 pm.

Public Well Design/Permit-Drawings will shortly be available for staff review. A UV treatment system will be installed by a contractor, there is no need to replace any internal piping. **Jonestown Road Truck Signage in EHTLC**-Approved. **Route 39/Jonestown Road Truck Signage**-HRG is requesting that PennDOT determine whether HRG's field measurements and structural calculations of the mast arm will be accepted. HRG has options that may be considered based on the response from PennDOT: Option 1-dependent on strength calculations may be able to consolidate signs and hang on mast arm, Option 2-cable mounted signs or Option 3-post mounted signs. Some coordination is needed between WHT and EHT (Salzmann Hughes represents both Townships); in general WHT agrees with changes as long as not sacrificing their truck restriction to the right. **Grantville Infrastructure Project**-No update since grant awards are not announced until September. **Zoning/SALDO Ordinance updates**-Mr. Moyer is working on nine sections of the ordinance to update and provide revisions to the committee for review. **Amphitheater ADA assistance**-Plans have been submitted to the BCO.

Emergency Management Report: Mr. Johnson provided a written report. The EMA office received a notification from the National Weather Service for anticipated severe weather for the week of August 7th. EMA staffed a booth at NNO (National Night Out) along with the EMA staff members of South Hanover Township. Two meetings were held with South Hanover Township EMA to discuss EOC staffing, training opportunities, and sharing of resources. Chairman Leese confirmed with Mr. Johnson that there are County or State orientation processes available for South Hanover Township EMA staff.

Codes and Zoning Report: Light-Heigel provided written reports for UCC, Zoning and Property Maintenance but was not present.

Sewage Enforcement Officer's Report: Brian McFeaters-no activity in the prior month.

UNFINISHED BUSINESS:

Zoning Hearing Board special exception consideration for property at 841 Bow Creek Road

Mr. Yingst shared there was a continuation of the Zoning Hearing Board meeting for the special exception consideration for the property at 841 Bow Creek Road to Monday, August 28, 2023, at 7 pm.

NEW BUSINESS:

Bonawitz Real Estate Investors/JLB Construction Subdivision and Land Development Plan

Michael Lusaitis of Steckbeck Engineering & Surveying, Inc. and Michael Swank of Byler Holdings represented the applicant. This plan proposed constructing new construction business headquarters which would include one 3,000 square foot office building, one 15,000 square foot shop building, access to Ridge Road, parking facilities, paved storage area, a stone storage area, utilities, and stormwater management facilities. Mrs. Hastie confirmed that the applicant is opting to pay

fee-in-lieu of sidewalks, she is concerned that there may be a need for sidewalks connecting to residential areas where people may be walking to work. There were discussions regarding road improvements that may be necessary due to wear and tear from their large trucks and Mr. Moyer asked the applicant to do a pavement strength analysis. Mrs. Oller asked whether the Residential Ag portion of the lot was remaining on the residual lot. Mr. Lusaitis was unable to verify the answer. Mrs. Oller asked whether our Township SALDO was confusing to Mr. Lusaitis since there were eleven pages of engineering comments to be addressed. Chairman Leese questioned the exact acreage of the existing lot since this plan proposed to subdivide a 7-acre lot from parcel 25-007-010 (between Ridge Road, Bow Creek Road, and Station Road) which needs first approved and recorded to be subdivided by the Walters Services Subdivision so both plans are accurate when they go to the County. Consensus to move on to the Walters Services Subdivision and Land Development Plan and waiver request.

Walters Services Subdivision and Land Development Plan and waiver

Michael Lusaitis of Steckbeck Engineering & Surveying, Inc. and Michael Swank of Byler Holdings also represented this applicant. This plan proposes subdividing a 13.37-acre lot from parcel 25-007-010 (between Ridge Road, Bow Creek Road, and Station Road) and constructing a new septic contractor business headquarters which would include three shop buildings, one office building, separate accesses to Ridge Road and Station Road, a parking lot, a stone storage area, utilities, and stormwater management facilities. The applicant is requesting a waiver from the sidewalk requirement per Section 719 of the subdivision and land development ordinance along Station Road due to the presence of a sanitary sewer pressure line in that area. The deadline to approve or deny the plan and waiver request is September 26, 2023. The Planning Commission recommended the BOS deny the waiver requesting not to provide sidewalks. The Supervisors noted several items they wished the applicant to address before the plan was to be considered for approval.

Mr. Yingling made a **motion to table the Walters Services Subdivision and Land Development Plan and waiver request until the September 19th BOS meeting.** Mrs. Hastie seconded. **Motion carried 4-0.**

Bonawitz Real Estate Investors/JLB Construction Subdivision and Land Development Plan-Continued

The Supervisors noted several items they wished the applicant to address before the plan was to be considered for approval.

Mr. Yingling made a **motion to table the Bonawitz Real Estate Investors/JLB Construction Subdivision and Land Development Plan request until the September 19th BOS meeting.** Mrs. Hastie seconded. **Motion carried 4-0.**

Proposed resolution for Walters Services Subdivision and Land Development Plan sewage facilities planning module

Mr. Yingst shared that DEP requires a sewage facilities planning module for certain types of proposed projects. The Sewage Enforcement Officer has reviewed the documentation submitted by Walters Services, Inc. and has signed off on the location as suitable for on-lot septic and its submission to DEP.

Mr. Yingling made a **motion to adopt Resolution No. 2023-12, as presented, adopting and submitting the Walters Services, Inc. sewage facilities planning module to DEP for review and approval.** Mrs. Hastie seconded. **Motion carried 4-0.**

Proposal for additional truck signage/radii impediments at the Jonestown Road and Route 743 intersection

After some discussion, it was decided not to accept the HRG proposal as presented and instead request Public Works to swap out the current sign on Bow Creek Road with the maximum size sign permitted by PennDOT.

Advertising intent to appoint certified public accountants in place of the elected auditors for the 2023 audit of the Township

Mrs. Hastie made a motion authorizing the advertisement of the Board of Supervisors' intent to vote to appoint a firm of certified public accountants to replace the elected auditors for the 2023 audit of the Township records. Mrs. Oller seconded. Motion carried 4-0.

Scheduling/rescheduling of first Board of Supervisors meeting in September

Mr. Yingst shared that the first Board of Supervisors meeting in September needs to be rescheduled due to not having a quorum.

Mrs. Oller made a motion to reschedule and advertise the first BOS meeting in September for Wednesday, September 6th at 7 pm. Mrs. Hastie seconded. Motion carried 4-0.

BUSINESS FROM THE PUBLIC:

George Gregory Dovey-152 E. Caren Drive-Complimented Township Engineer for addressing light pollution as discussed earlier with the 841 Bow Creek Road parking lot near the casino.

Richard Shirk-125 Shirks Lane-He suggested that if there are traffic studies, there should be a count of pedestrians walking in that area to determine the need for sidewalks on Station Road.

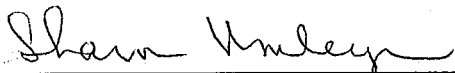
BUSINESS FROM THE SUPERVISORS:

Mrs. Hastie-She stated that considering recent break-ins, if you see something, say something.

Mr. Yingling-He complimented Mrs. Richards for the outstanding job with the Community Park Playground Ribbon-cutting Ceremony.

ADJOURNMENT

Mrs. Hastie made a motion to adjourn to an Executive Session to discuss personnel matters, Mrs. Oller seconded and the meeting adjourned at 9:30 pm.



Sharon Umberger, Recording Secretary