

**EAST HANOVER TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
NOVEMBER 21, 2023**

CALL TO ORDER: Chairman Leese called the Tuesday, November 21, 2023 Regular Meeting of the East Hanover Township Board of Supervisors to order at 7:03 PM in the Township Building meeting room, 8848 Jonestown Road, Grantville, PA followed by the Pledge of Allegiance. He noted an Executive Session was held prior to the meeting beginning at 6:30 PM until 7:00 PM to discuss active and potential litigation.

Chairman Leese stated that the Public Guidelines of Decorum require all individuals wishing to make public comments do so at the microphone and state their name and address. He noted that the meeting is being audio taped and the tapes are strictly for the use of the Recording Secretary for clarification during preparation of the minutes.

IN ATTENDANCE

Supervisors:

Chad Leese, Chairman
Rebecca Oller, Vice Chair
Tina Hastie
Kyler Shea – arrived at 7:34 PM

Also Present:

Nicholas Yingst, Township Manager
Bryan Ziegler, Public Works Director
Stephanie Harmon, MS4 and Planning Coordinator
Becky Richards, Park and Recreation Director
E. Lee Stinnett, II, Salzmann Hughes, Township Solicitor
Aaron Moyer, HRG, Township Engineer

APPROVAL OF MEETING MINUTES: Mrs. Hastie made a motion to approve the Board of Supervisors minutes from the November 8, 2023 regular meeting as written. Mrs. Oller seconded. Motion carried 3-0.

TREASURER'S REPORT:

09/30/23 Balance Sheet	\$ 9,450,135.93		
	October Revenue	October Expenses	Net Increase/(Decrease)
General Fund	\$ 294,103.21	\$ 170,673.56	\$ 123,429.65
Fire Fund	\$ (432.16)	\$ 1,182.00	\$ (1,614.16)
Street Light Fund	\$ 13.39	\$ 684.91	\$ (671.52)
Liquid Fuels Fund	\$ 1,593.99	\$ 4,945.44	\$ (3,351.45)
Stormwater Fund	\$ 27,781.56	\$ 2,200.87	\$ 25,580.69
Total	\$ 323,059.99	\$ 179,686.78	\$ 143,373.21
Liability		Increase/(Decrease)	\$ (70,757.42)
10/31/23 Balance Sheet			\$ 9,522,751.72

	Invoices due and paid 11/09/23-11/13/23	11/13/23 Invoices for Consideration on 11/21/23
General Fund	\$ 71,010.19	\$ 0
Fire Fund	\$ 12,799.00	\$ 0
Street Light Fund	\$ 519.35	\$ 0
Liquid Fuels Fund	\$ 132.75	\$ 0
Stormwater Fund	\$ 12,248.87	\$ 0
Total	\$ 96,710.16	\$ 0
Total Checks Written	11/09/23-11/21/23	\$ 96,710.16

Approval of Invoices: Mrs. Oller made a motion to approve the invoices as presented through November 21, 2023. Mrs. Hastie seconded. Motion carried 3-0.

CORRESPONDENCE: It was noted that a copy of all mailed correspondence to the Board is available for review on the table at the entrance of the meeting room.

REPORTS:

MS4 and Planning Report: Mrs. Harmon provided a written report. She reported on the status of several subdivision, land development, and stormwater plans, noting that the approved plans for the Sand Beach Enterprises and Fasnacht/Brassell subdivisions were ready for Township signatures. Per a question from Mrs. Oller, Mrs. Harmon noted that no recent information has been received pertaining to the potential Wawa project. She also shared how the Township Office learns of new property owners for stormwater billing purposes.

Park and Recreation Report: Mrs. Richards provided a written report. Specifically, she highlighted several holiday events scheduled throughout the month of December. She also provided an update on the playground project, noting that the perimeter fencing has been installed and the project is complete. As such, the final grant reimbursement requests for this project will be submitted shortly. Mrs. Richards shared that the winter newsletter was in the process of being mailed to residents and Mrs. Oller pointed out the front-page article on the free water testing workshop scheduled for early-2024 at the Township Building.

Municipal Engineer's Report: Mr. Moyer provided a written report. Regarding MS4, he reported that design of the remaining stream restorations continues, and the permit application for the stream project in the community park should be submitted to the State in the next few weeks. Regarding the Green Light-Go projects, he shared that draft bid documents for the intersection improvements phase had been provided to Township staff for review and the savings from the interconnection phase could be applied to the improvements phase. Mr. Moyer noted he has also received comments from staff regarding the proposed truck signage for Jonestown Road in West Hanover Township and he anticipated having a design for the Board's review in December. Regarding the Township Building well project, he noted the permit application had been submitted to the State for review. He also reported the funding announcement had been delayed for the PA Small Water and Sewer Grant the Township applied for in 2024 for stormsewer work in the Village of Grantville. He concluded by reporting that the final meeting of the Zoning/Subdivision and

Land Development Ordinance Update Committee was held earlier in the month and he anticipated providing a 99% draft of the recommended ordinance changes to the Supervisors in early-December.

Emergency Management Report: Ronald Johnson provided a written report. While noting that Dauphin County did not hold any training over the past month, he shared that he and Mr. Yingst attended its annual hazard mitigation review and update meeting in Middle Paxton Township. He also reported that the EMA office was notified of two recent prescribed burns in the County and that the County Emergency Operations Center was partially activated on Election Day for any potential issues regarding polling place access. Richard Shirk of 125 Shirks Lane was recognized for comment and provided Mr. Johnson with a newspaper article from the 1970s regarding a civil defense plan that the two briefly reviewed and discussed.

Codes and Zoning Report: Light-Heigel submitted written reports for zoning permits, building permits, and property maintenance code violations, but did not have a representative present at the meeting. Per a question from Mrs. Oller, Mr. Yingst agreed to ask the Zoning Officer about the review process when bedrooms are added to an existing structure served by an on-lot septic system.

Sewage Enforcement Officer's (SEO) Report: Brian McFeaters submitted a written report but was not present at the meeting.

UNFINISHED BUSINESS: Chairman Leese granted the request of Michael Swank of Byler Holdings that consideration of the two subdivision and land development plans on the agenda be delayed until later in the meeting as Mr. Swank was waiting on the applicant's attorney to arrive.

NEW BUSINESS:

Proposed Resolution for Bonawitz Real Estate Investors/JLB Construction Sewage Facilities Planning Module: Mr. Yingst reported that a sewage facilities planning module was required for the Bonawitz Real Estate Investors/JLB Construction project. This planning module was necessary due to the known high nitrate levels in the project area which requires a hydrogeologic study to be prepared and submitted to DEP. He further noted that the SEO reviewed the documentation submitted by the applicant and signed off on the proposed location as suitable for on-lot septic and its submission to DEP. Such submission requires a resolution from the governing body, which was presented to the Board of Supervisors for consideration as Resolution No. 2023-16.

Mrs. Oller made a **motion to adopt Resolution No. 2023-16 as presented, adopting and submitting the Bonawitz Real Estate Investors/JLB Construction sewage facilities planning module to DEP for review and approval.** Mrs. Hastie seconded. **Motion carried 3-0.**

Mr. Shea arrived at the meeting at 7:34 PM.

Supplement for Township Engineer to Provide Bidding, Construction Administration and Observation Services for Green Light-Go Interconnect and Intersection Realignment Projects: HRG submitted a proposal to provide supplemental services for the Green Light-Go

signal interconnect and intersection realignment projects in a lump sum amount of \$17,950. Mr. Moyer reviewed this Supplement #2 with the Supervisors, which is in addition to two previously approved proposals for engineering services pertaining to two earlier phases of these projects.

Mrs. Hastie made a **motion approving Green Light-Go engineering services Supplement #2 from HRG to provide bidding, construction administration and observation services for Green Light-Go interconnect and intersection realignment projects in a lump sum amount of \$17,950.** Mrs. Oller seconded. **Motion carried 4-0.**

Proposed Resolution Requesting a Statewide Local Share Account (LSA) Grant: Mr. Yingst and Mr. Moyer provided information on the Statewide LSA Grant application process. As the award for the PA Small Water and Sewer (SWS) Grant (for which the Township had previously applied) had not yet been announced, they noted the costs for that portion of the project were included in the Statewide LSA total, along with the installation of six curb ramps and paving that were ineligible for SWS funding. This resulted in total estimated project costs of \$1,297,150 and a recommended Statewide LSA grant request of \$1,000,000 (the maximum allowed), with the remaining \$297,150 to be committed to the project by the Township. A proposed resolution authorizing the filing of an application for Statewide LSA Grant funds and other necessary actions was provided to the Board for its consideration. At the request of Chairman Leese, Mr. Moyer provided an overview of the related infrastructure needs that led to the recommended project scope.

Mrs. Oller made a **motion to adopt Resolution No. 2023-17, authorizing the filing of an application for Statewide LSA Grant funds in the amount of \$1,000,000 for infrastructure improvements in the Village of Grantville totaling an estimated \$1,297,150 and any other necessary actions pertaining to same.** Mr. Shea seconded. **Motion carried 4-0.**

Amendments to Park and Recreation Board Constitution and Advertising an Ordinance Reducing the Number of its Members to Five: Mrs. Richards reported on the recent challenges the Park and Recreation Board was having achieving a quorum for holding its meetings, as well as some upcoming vacancies on the Board that will further exacerbate this. She shared that the Park and Recreation Board had recently amended its constitution to address this and was requesting several actions of the Board of Supervisors related to this, including adopting an ordinance revising the number of its members to five. A draft ordinance doing so was presented to the Supervisors for their review.

At the recommendation of the Park and Recreation Board, Mrs. Hastie made a **motion ratifying the amendments made to the Park and Recreation Board constitution as presented.** Mrs. Oller seconded. **Motion carried 4-0.** Mrs. Oller suggested that body be referred to as the Parks and Recreation Board going forward, due to the Township now having more than one park.

At the recommendation of the Parks and Recreation Board, Mrs. Oller made a **motion authorizing the advertisement of an ordinance revising the number of members on the East Hanover Township Parks and Recreation Board from seven to five.** Mr. Shea seconded. **Motion carried 4-0.**

Recommendation to Appoint Park and Recreation Board Member: At the recommendation of the Parks and Recreation Board, Mrs. Oller made a **motion appointing Craig Goodmurphy as a member of the Parks and Recreation Board with a term expiring December 31, 2024.** Mr. Shea seconded. **Motion carried 4-0.**

Susquehanna River Basin Commission (SRBC) Stream & Watershed Enhancement Grant Application: Mrs. Harmon provided information on a Stream & Watershed Enhancement Grant that is being offered by the SRBC. Noting that an application for this funding stream is due by November 30, she requested authorization to apply for the grant for the purchase of an Enviroscope model and related supplies to be used for watershed and water quality education at an estimated cost of \$2,100. If the grant is not awarded, the Enviroscope will not be purchased.

Mrs. Oller made a **motion authorizing staff to apply for the SRBC Stream & Watershed Enhancement Grant for \$2,100 for an Enviroscope and related supplies.** Mrs. Hastie seconded. **Motion carried 4-0.**

Driving PA Forward – Onroad Rebate Program: Mr. Ziegler provided information on the Driving PA Forward – Onroad Rebate Program that was mentioned in the most recent edition of the PSATS magazine. After reviewing the program with Mr. Yingst and the program's contact at the State, he learned that it provides rebates of up to \$122,500 for municipalities to replace certain older diesel vehicles with newer, "cleaner" diesel ones. Noting that the 1994 Freightliner was an eligible vehicle for replacement, and that a replacement vehicle would cost around \$250,000, he asked if the Board would be interested in having staff submit an application for the Onroad Rebate Program funds before they were exhausted. Mr. Ziegler noted the Township could wait to authorize purchasing such vehicle until it learned if the funding was awarded.

Mrs. Oller made a **motion authorizing staff to submit an application for the Driving PA Forward – Onroad Rebate Program for the replacement of the 1994 Freightliner.** Mr. Shea seconded. **Motion carried 4-0.**

UNFINISHED BUSINESS:

Review of Walters Services Subdivision and Land Development Plan: Mr. Swank of Byler Holdings, Michael Lusaitis of Steckbeck Engineering and Surveying, Inc., and Charlie Courtney of McNees, Wallace, and Nurick were present to discuss the Walters Services subdivision and land development plan. The plan proposes to subdivide a 13.37 acre lot from parcel 25-007-010 (between Ridge Road, Bow Creek Road, and Station Road) and construct a new septic contractor business headquarters and related improvements. The property is proposed to be served by a private well and on-lot sewer system. The proposed subdivided lot to be developed is in the Industrial Commercial (IC) zoning district. The plan was accepted for review on February 28, 2023. Three review extensions have been granted, and the plan review period currently expires on November 25, 2023. No waivers are currently being requested by the applicant. On July 25, 2023, the Planning Commission recommended the plan be conditionally approved.

As a follow up to the previous month's meeting, Mr. Swank confirmed that a letter had been sent to both the General Manager and the owner of the Holiday Inn property informing them of the

sidewalk to be placed within the right-of-way of Station Road adjacent to their property as part of the plan. He also indicated a note had been added to the plan stating that the maintenance of the sidewalk would be the responsibility of the applicant unless there was an agreement with the property owner to the contrary. Noting that only administrative items remained per the Township Engineer's October 13, 2023 review letter, Mr. Swank requested the plan receive conditional approval. Mrs. Hastie noted that the sidewalk along Station Road did not extend along the entire frontage of the Holiday Inn parcel, as she had previously believed. Mr. Swank indicated this was because the ordinance only requires sidewalk along the frontage of the parcel being developed, and as such the proposed sidewalk stops across from the western frontage of the proposed Walters Services lot. Mrs. Hastie asked the applicant to consider extending the sidewalk further to the western boundary of the Holiday Inn property for the safety of the community and to ensure a connection should the parcel to the west of the Holiday Inn eventually install sidewalk. After it was noted that would require an additional 650 feet of sidewalk, Mr. Swank declined the request and noted that pedestrians could walk through the existing parking lot on that portion of the Holiday Inn parcel. Mrs. Hastie then asked that a note be added to the plan that the sidewalk would be extended by the applicant should the parcel to the west of the Holiday Inn install sidewalk. Mr. Swank declined, noting that the sidewalk on the plan met the requirements of the ordinance. At the inquiry of Chairman Leese, there was then discussion about the details of the note regarding sidewalk maintenance responsibilities. Mrs. Oller expressed her frustration at the applicant's lack of direct communication with the Holiday Inn, noting she recently met with the hotel's general manager, assistant general manager, and owner unannounced. She also suggested action on the plan be deferred until the Holiday Inn responded to the applicant's letter. Mr. Courtney indicated he did not believe this was necessary, as the note addressed whether the Holiday Inn wished to maintain or not maintain the sidewalk. Keith Espenshade, 8952 Jonestown Road, was recognized for comment and asked how difficult it would be to enforce such a note on the plan. Mr. Stinnett indicated it was very enforceable due to it being a covenant that runs with the land, and there would also be a developer's agreement. Mrs. Oller indicated she would like a review extension to hear from the Holiday Inn. Mr. Courtney expressed that he believed the plan was ready to be approved and that the plan note addressed any concerns that may be raised by the Holiday Inn.

With no further discussion noted, Chairman Leese made a **motion approving the Walters Services subdivision and land development plan conditioned on (1) all comments in the October 13, 2023 HRG letter being satisfactorily addressed, (2) the plan note regarding sidewalk maintenance responsibilities is determined to be satisfactory by the Township Solicitor and Township Engineer, (3) any comments received from the Holiday Inn about sidewalk maintenance are provided to the Township, and (4) approval of a developer's agreement.** Mrs. Hastie seconded. **Motion carried 3-1, with Mrs. Oller voting against the motion.**

Review of Bonawitz Real Estate Investors/JLB Construction Subdivision and Land Development Plan: Mr. Swank, Mr. Lusaitis, and Mr. Courtney were also present to discuss the Bonawitz Real Estate Investors/JLB Construction subdivision and land development plan. The plan proposes to subdivide an 8.053 acre lot from parcel 25-007-010 (between Ridge Road, Bow Creek Road, and Station Road) and construct a new construction business headquarters and related improvements. The property is proposed to be served by a private well and on-lot sewer system. The proposed subdivided lot to be developed is in the Industrial Commercial (IC) zoning district.

The plan was accepted for review on February 28, 2023. Three review extensions have been granted, and the plan review period currently expires on November 25, 2023. No waivers are currently being requested by the applicant. On July 25, 2023, the Planning Commission recommended the plan be conditionally approved.

Mr. Swank noted that only administrative items remained per the Township Engineer's October 13, 2023 review letter and he requested the plan receive conditional approval. Noting a road bonding estimate had been provided by the Township Engineer, Mr. Stinnett asked if the applicant was fine with the suggested figure. Mr. Swank indicated the estimate was satisfactory.

Mrs. Oller made a **motion approving the Bonawitz Real Estate Investors/JLB Construction subdivision and land development plan conditioned on (1) all comments in the October 13, 2023 HRG letter being satisfactorily addressed and (2) approval of a developer's agreement including bonding for Ridge Road.** Mrs. Hastie seconded. **Motion carried 4-0.**

BUSINESS FROM THE PUBLIC:

Stormwater Ordinance: Ronald Boltz, 660 South Meadow Lane, was recognized for comment and made a presentation expressing his opinion that the Township's Stormwater Ordinance should be amended to allow certain engineered pervious surfaces to no longer be classified as impervious. He noted that he has pervious pavers on this property and he believes they are effective at infiltrating stormwater, which is why they commonly used in many areas. He further noted that while the stormwater ordinance encouraged the use of such engineered pervious surfaces, residents would not invest in them if they did not receive a financial benefit for doing so. Per a question from Mr. Stinnett, Mr. Boltz indicated the financial benefit he was referencing was a lower stormwater fee. Mr. Stinnett indicated that the Municipal Authority was responsible for establishing the stormwater fee program and he needed to approach that body with his concerns. Mrs. Oller asked what was underneath his impervious pavers, and Mr. Boltz indicated it was stone dust or a stone bed of No. 2 stone. Mrs. Oller asked what happened when the surface became clogged. Mr. Boltz indicated his pavers have never been clogged in the 20 or so years since they were installed. Mrs. Harmon noted such clogging would occur if they were not properly maintained. Per a question from Mr. Moyer, Mr. Boltz indicated he had never vacuumed the pervious pavers on his property.

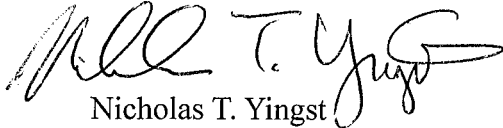
Various and Sundry: Mr. Shirk was recognized for comment and per his question to the Township Solicitor, Mr. Stinnett discussed those municipalities for which he advises governing bodies on land development plans. Mr. Shirk also shared information on recent testing of rainwater on his property.

Truck Signage in West Hanover Township: Mr. Espenshade was recognized for comment and asked if a maintenance agreement was anticipated for any truck signage that may be installed in West Hanover Township. Mr. Moyer indicated the costs of the signs would be incurred by East Hanover but at this point there was no indication of further costs for ongoing maintenance, although that could change as the conversation between the two Townships continues.

BUSINESS FROM THE SUPERVISORS: Mrs. Hastie expressed her desire to see a sidewalk placed along Fox Run Road. Mr. Stinnett indicated an internal path through Grantville Commons was being suggested by the mobile home park. Mrs. Oller and Chairman Leese wished everyone a happy Thanksgiving.

ADJOURNMENT: Mrs. Oller made a **motion to adjourn the meeting.** Mrs. Hastie seconded. **Motion carried 4-0** and the regular meeting adjourned at 8:58 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nicholas T. Yingst". The signature is stylized with a large, sweeping "N" and a long, horizontal stroke at the end.

Nicholas T. Yingst
Township Manager