

**Mount Joy Township  
Supervisors' Regular Meeting  
June 18, 2015**

**Meeting Minutes**

**Present:** John Gormont, Chairman; David Updyke, Vice-Chair; Dennis Bowman, Gil Clark; Bradley Trostle; Susan Smith, Solicitor; Sheri Moyer, Secretary

The Mount Joy Township Board of Supervisors met this date, as publicly advertised, at the Mount Joy Township Building located at 902 Hoffman Home Rd., Gettysburg, Pennsylvania.

**Call to Order:** John Gormont, presiding.

**Starting Time:** 7:00 p.m.

**Pledge of Allegiance**

**PUBLIC HEARING**

**Call to Order:** Public Hearing Meeting, duly advertised, opened at 7:02 p.m.  
Chairman, John Gormont presiding.

The purpose of this Ordinance is to provide location, setbacks and other standards and requirements for hobby schools and trade schools.

**Public Comments:** Elisabeth Ibex – questioned if there were hobby and trade schools located in the Township. Ms. Smith indicated there is one entity who has represented in communications to the Township that they may have a trade school but they do not exist as a permitted use at this time.

With no further comments or discussion relating to the ordinance, Mr. Bowman moved, seconded by Mr. Updyke, to close the public hearing. Motion carried unanimously.

**Adjournment:** Closed Public Hearing: 7:05 p.m.

Supervisors' Regular Meeting Reconvened at 7:05 p.m.

**Board Action:** Mr. Clark moved, seconded by Mr. Trostle, to adopt Ordinance 2015-02 as presented. Motion carried unanimously.

**Public Comments:** None.

**Approval of Minutes:**

- Supervisors' Regular Meeting Minutes, May 21, 2015. Mr. Updyke moved, seconded by Mr. Clark, to accept the minutes as presented. Motion carried unanimously.
- Supervisors' Workshop Meeting Minutes, June 4, 2015. Mr. Clark moved, seconded by Mr. Bowman, to accept the minutes as presented. Motion carried unanimously.

**Chairman's Comments:** None.

**Solicitor's Report:** Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.

**Persons Requesting Time on Agenda:** None.

**Announcements:** None.

**Treasurer's Reports:**

- Approval of Monthly Finance Report. Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.
- Approval of Bills Paid Report. Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.

**Road Report:** Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

**Subdivision and Land Dev.:**

- Nancy-Lee Coombs - Non-Building Waiver: Mr. Vranich stated that this is a minor subdivision plan. The County has not issued comments so the Board cannot take action on the plan this evening. The property is located on Roberts Road and is split between Mt. Pleasant, Germany and Mt. Joy Townships. The homestead is located in Mt. Joy Township and the lot that is being cut off is in Germany Township. The non-building waiver is required and basically states that the subdivision plan is in accordance with the ordinances and they will not be doing any construction within the Township. The SEO and Planning Commission have signed off and from an engineering point of view Mr. Vranich saw no issue with signing the document. Mr. Bowman moved, seconded by Mr. Clark, to authorize the signature of the Sewage Planning Module. Motion carried unanimously.
- Arlene Justice – Minor Subdivision Plan – Extension: Mr. Vranich indicated that the County has not completed their review of the plan. As a result, the Township received an extension request from Mark A. Kuntz, Ms. Justice's engineer. Mr. Bowman moved, seconded by Mr. Updyke, to except the 30 day extension pending the County's review. Motion carried unanimously.
- Olswski Tract Property Financial Security: Mr. Vranich indicated that the plan was conditionally approved in 2012. Ms. Smith stated that the Board is accepting the estimation of the construction cost for the improvements that were shown on the plan. The amount has been negotiated with the applicant's engineer. The dollar amount is \$409,750.00. Mr. Bowman moved, seconded by Mr. Clark, to approve the Engineer's cost estimate amount of financial security as \$409,750.00 for the Olswski tract site development. Motion carried unanimously.

Ms. Smith said the form of performance security will need to be reviewed and approved by the Board of Supervisors. She indicated that if there is another party to the project they will need to be named in the performance security. The applicant will supply the document to Ms. Smith for her review and approval prior to the Board's acceptance.

Ms. Smith went on to say that the Board's prior decision was with conditions that have yet to be satisfied. The outstanding items are the performance security and final Stormwater Management Agreement. Ms. Smith indicated that she reviewed and commented on the Stormwater Management Agreement and also the Covenants and Restrictions but has not seen final copies of both documents. She also would need a list of the order the applicant plans to record the documents.

Mr. Bowman moved, seconded by Mr. Clark, to conditionally approve, once the Township Solicitor has approved the final form the Stormwater Management Agreement and the performance security document, to authorize the Chairman to sign off on the documents. Motion carried unanimously.

**Engineering Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.

**Zoning Officer/Code Enforcement Officer's Report:** Mr. Updyke moved, seconded by Mr. Bowman, to accept the report as presented. Motion carried unanimously.

**Land and Sea Services, LLC, Building Inspections:** Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.

**Open Records Officer Report:** None.

**Fire Company Reports:**

	<b>MJT Calls per month</b>	<b>YTD Calls in MJT</b>
1. Alpha Fire Company	1	15
2. Barlow Fire Company	0	14
3. Bonneauville Fire Co.	0	13
4. Gettysburg Fire Co.	1	12

Mr. Bowman moved, seconded by Mr. Updyke, to accept the report as presented. Motion carried unanimously.

**Correspondence**

- Barlow Fire Company 2015 Annual Fund Drive
- Copy of letter dated May 29, 2015 addressed to Office of the Attorney General from Susan Smith re ACRE Review Request
- Letter dated June 2, 2015 from Pennsylvania DEP re holding tank review for Everett L. Ramsburg III
- Letter dated June 2, 2015 from Pennsylvania DEP re holding tank review for St. James Church
- Copy of letter dated June 11, 2015 addressed to Rick Klein from Shannon Hare, Zoning Officer and Code Enforcement Officer re Conditional Use Decision Condition No. 4 Open Space Exhibit Plan
- Email dated June 11, 2015 from Comcast re MultiLatino Channel Changes
- Letter dated June 17, 2015 from National Multiple Sclerosis regarding August bike ride through Township

**Committee/Board Reports:**

- Personnel (B. Trostle, D. Updyke): No report.
- Finance (J. Gormont, D. Updyke): No report
- Planning Commission: Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried unanimously.
- Planning, Land Use & Zoning (D. Bowman): No report
- Building & Grounds (G. Clark): No report
- Roads (J. Gormont): Mr. Gormont said the trailer that the road crew is currently using is in bad shape and does not meet the weight requirements for some of the equipment being used. He has been investigating and found a 17,000 lb. capacity trailer for sale for \$3,700.00. He would like the Board's approval to go and

look at the trailer and if it meets their needs purchase the trailer. The current trailer would be put up for sale. Mr. Trostle moved, seconded by Mr. Clark, to allow the Chairman and Roadmaster to go look and purchase a trailer for \$3,700.00. Motion carried unanimously.

- Public Safety (G. Clark): Mr. Clark said that the Township has not been as safe as it has been in the past. A bicyclist was killed on Fish and Game Road right at Mud College. There was an accident on 134 where a woman had stopped her car for a groundhog and a motorcyclist came over the hill, didn't see the stopped vehicle and ran into the back of the car. There was a barn fire on King Street where the barn was completely destroyed.

### **Business**

- Barlow Fire Department Discussion: Mr. Clark said that he and Mr. Bowman met with Barlow Fire Department. There were a number of issues on the agenda, including staffing. They had 112 active members, only 20 of them are active fire fighters. The average fire fighter personnel staffing is 11 per call. They have 11 fully trained equipment drivers. Daytime is the worst time for coverage and most are working.

The air packs need to be replaced at a cost of \$5,000.00 for a total of \$120,000.00. They need a new gas detection meter. The new radio system that the County is implementing is costing them \$20,000.00 to purchase radios compatible with the system. They are anticipating the new system coming on line October 20, 2015. They need a traffic control/fire police vehicle. The cost of that is \$60,000.00. What they are planning to do is to modify their existing Ford 350 crew cab truck.

In terms of long range, they own land on Route 15 and at one time had planned to merge with Greenmount. That merging is questionable as to whether Greenmount will be active. They would really like to move ahead with a new station located on the land at Route 15. Where they are currently, the septic system will need to be replaced.

Money is not the big concern, its manpower. As we have talked about before, manpower for fire departments is an issue. One of the big issues is training. The representatives from Barlow indicated that some of the training involves 400 hours, which equated to 10 weeks for a volunteer to be away from their jobs for the training. Mr. Clark felt that the leadership at Barlow Fire Department is very realistic in terms of what challenges they face and are taking the appropriate steps to address it. At some point in the future, volunteer fire companies may have to adjust and change to meet these challenges.

Mr. Bowman stated he recalled the time frame they were looking at was 5 – 7 years as being a critical time for manpower to deal with emergency services. Mr. Bowman said this is being driven by the State regulations of all the training. Mr. Gormont said a reduction in training requirements in different areas for different scenarios had been discussed at a PSATS conference seminar. For example, is it necessary for someone in an area like this to be trained on fighting a high rise building? Mr. Clark said the fire fighters association is involved but a lot of the regulations are Federal regulations.

- Junk Yard License Approval: Ms. Hare said that the only one junkyard is changing this year. The property is 3668 Baltimore Pike and owned by Mr. McAlister. Mr. McAlister is not re-leasing space to Heather Web which was R & W Salvage. He applied to have a license issued to himself and if/when he leases the space out the new entity would need to apply for a license. Mr. Gormont questioned if each property was inspected and in compliance. Ms. Hare responded that all were in compliance. Mr. Bowman moved, seconded by Mr. Clark to approve renewing junk yard licenses J-15-01 through J-15-10 for the period July 1, 2015 through June 30, 2016 as presented. Motion carried unanimously.

- Ramsburg Land Development Plan Financial Security: Mr. Sharrah stated that he believes the plan has been revised to meet all the conditions. The Zoning Hearing Board approved the variance request regarding the buffer along the building which is noted on the plan. Ms. Sharrah is requesting that the Board waive the requirement of posting a financial security due to the fact that the number is so small and that he expects improvements will happen so fast.

Mr. Vranich indicated that if the Township wants to have the applicant post the bond the dollar amount is \$10,469.80 and an appropriate agreement would need to be approved by the Township Solicitor. Mr. Vranich went on to say as the Solicitor stated earlier the reason for the Township to hold a financial security is to ensure the improvements are constructed. If the Township does not hold any financial security then the Board has nothing to fall back on to complete the project. Ms. Smith stated that if the Township does not require the financial security and the applicant does not complete the improvements, this would be a violation of the condition of approval and the Township would pursue filing a Citation with the District Magistrate or a Complaint with the Court of Common Pleas. Mr. Clark moved, seconded by Mr. Updyke, to approve the Engineer's cost estimate amount of financial security as \$10,469.80 for the accessory retail sale project. Motion carried unanimously.

Ms. Smith questioned if the applicant posts financial security in the form of a check, which the Township would hold in an escrow account, would the Board want to put out a motion that as improvements are completed money can be withdrawn so that the applicant can pay the contractor? Mr. Clark moved, seconded by Mr. Updyke to allow the release of funds as the work is completed upon the recommendation of the Township Engineer. Motion carried unanimously.

**Executive Session:** None.

**Adjournment:** With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Trostle, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 8:14 p.m.

Respectfully Submitted,

Sheri L. Moyer  
Secretary