

**Mount Joy Township Supervisors’  
Supervisors’ Regular Meeting & Public Hearing Meeting  
July 18, 2013**

**Meeting Minutes**

Present: Supervisors - John Gormont, Chairman, David Updyke Vice-Chair, Bradley Trostle, Gil Clark, Mike Gearhart  
Solicitor - Susan Smith; Secretary/Treasurer – Susan Harbin

12 Number of Residents Signed Attendance Sheet for this meeting.

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, PA 17325.

Item/Topic		Action/Resolution	Follow Up/ Date
<b>Call to Order</b>	John Gormont presiding. Starting Time: 7:00 pm		
<b>Pledge of Allegiance</b>			
<b>PUBLIC HEARING, continued from 2/21/2013.</b>			
<b>Call to Order</b>	Public Hearing Meeting, duly advertised, opened at 7:02 pm. Chairman John Gormont presiding. Announced 4/18/2013 during Regular Supervisors’ meeting with notification to residents.		
<b>Presenters</b>			
Revised Lighting Plan, Garrison Falls at The Links at Gettysburg, The Links at Gettysburg Land Co., LLC	The Links At Gettysburg Land Co., LLC has submitted a plan, dated 6/24/13, to revise the originally submitted plan for lighting in the Garrison Falls community, approved 10/20/2005 and recorded 10/24/2005, Book No. 4176, Pg. 264.		
<b>Presenters:</b>			
Rick Klein	Mr. Klein presented a letter from Kris Smith, Lighting Specialist from Schaedler Yesco Distribution, confirming that lighting calculations for Garrison Falls including Savannah Dr. have a footcandle level of .43 average. Revised lights: 24 single lights, 2 entrance lights and 12 accent lights, providing uniform lighting.		
Bob Sharrah, Sharrah Design Group	Mr. Sharrah stated that Savannah Dr. is now included in the revised plan and that lighting meets AASHTO requirements.		

<b>Recommendations Presented</b>	<ol style="list-style-type: none"> <li>1 Wm. F. Hill &amp; Assoc., Inc. letter dated 7/3/13.</li> <li>2 MJT Planning Commission report dated 7/10/13 - recommending approval of modification from ZO 110-70.C(5)(h).</li> <li>3. MJT Zoning Officer letter dated 7/8/13.</li> <li>4. Bob Sharrah, Sharrah Design Group letter dated 6/25/13.</li> </ol>		
<b>Public Comments</b>			
<ul style="list-style-type: none"> <li>• Terry Castonguay, 40 Brookside Ln.</li> <li>• Lisa Love, 5 Garrison Falls</li> <li>• Barbara Greeley, 55 Brookside Ln</li> </ul>	Several residents present commented on support for the revised plans.		
<b>Closed Public Comments</b>	7:09 pm		
<b>Closed Public Hearing</b>	7:10 pm	<b>Mr. Gormont moved, seconded by Mr. Clark, to close the Public Hearing for the Revised Lighting Plan, Garrison Falls at The Links at Gettysburg, Motion carried unanimously.</b>	
<b>SUPERVISORS' REGULAR MEETING RECONVENIED AT 7:10 pm.</b>			
<b>Board Action Regarding Revised Lighting Plan, Garrison Falls at The Links at Gettysburg</b>	<p>Findings:</p> <ol style="list-style-type: none"> <li>1. The proposed modification is consistent with the efficient development and preservation of the entire planned residential development.</li> <li>2. The proposed modification does not adversely affect the enjoyment of land abutting upon or across the street of the entire planned residential development.</li> <li>3. The proposed modification does not adversely affect the public interest.</li> <li>4. The proposed modification is not granted solely to confer special benefit on any specific person.</li> </ol>	<p><b>The Board of Supervisors agreed with the 4 findings presented.</b></p> <p><b>Mr. Updyke moved, seconded by Mr. Clark, to grant a modification from Zoning Ordinance 110-70.C(5)(h). Motion carried unanimously.</b></p> <p><b>Mr. Updyke moved, seconded by Mr. Gearhart, to accept the revised Lighting Plan, Garrison Falls at The Links at Gettysburg, dated Feb. 24, 2012 and last revised June 24, 2013. Motion carried unanimously.</b></p>	
<b>Public Comments</b>	None		
<b>Approval of Minutes</b>	<ul style="list-style-type: none"> <li>• June 20, 2013 Supervisors' Regular Meeting Minutes</li> </ul>	<b>Mr. Gearhart moved, seconded by Mr. Trostle, to approve Minutes as presented.</b>	

	<ul style="list-style-type: none"> <li>July 11, 2013 Supervisors' Workshop</li> </ul>	<p><b>Motion carried unanimously.</b></p> <p><b>Mr. Clark moved, seconded by Mr. Trostle, to approve Minutes as presented. Motion carried unanimously.</b></p>	
<b>Chairman's Statement – John Gormont</b>	None.		
<b>Solicitor's Report – Susan Smith, Esq.</b>	Solicitor's Report presented.	<b>Mr. Updyke moved, seconded by Mr. Trostle, to accept Report as presented. Motion carried unanimously.</b>	
<b>Persons Requesting Time on Agenda</b>	None.		
<b>Announcements</b>	No announcements.		
<b>Treasurer's Reports</b>	<p>Approval of Monthly Finance Report</p> <p>Approval Bills Paid Report.</p>	<p><b>Mr. Updyke moved, seconded by Mr. Trostle, to accept Report as presented. Motion carried unanimously.</b></p> <p><b>Mr. Gearhart moved, seconded by Mr. Updyke, to accept Report as presented. Motion carried unanimously.</b></p>	
<b>Road Report</b>	Report presented.	<b>Mr. Gearhart moved, seconded by Mr. Updyke, to accept Report as presented. Motion carried unanimously.</b>	
<b>Subdivision and Land Dev.</b>			
1. Cellco Partnership d/b/a Verizon Wireless	<p>Presented:</p> <p>Stegman Engineering letter dated 1/9/13.</p> <p>Adams County Office of Planning and Development letter dated 5/16/13.</p> <p>Duncan Masemore, Real Estate Specialist for Verizon Wireless, letter dated 6/13/13.</p> <p>Rettew letter dated 6/24/13.</p> <p>Wm. F. Hill letter dated 7/3/13.</p> <p>MJT Zoning Officer Memo dated 7/8/13.</p> <p>MJT Planning Commission comments dated 7/10/13.</p> <p><b>Zoning Officer comment #1:</b></p> <p>ZO 110-43.E – Financial security must be provided to guarantee the removal of the freestanding tower in the</p>	<p><b>Mr. Updyke moved, seconded by Mr. Clark to grant a waiver from SALDO 86-17. I(1), shade tree requirement. Motion carried unanimously.</b></p> <p><b>Mr. Updyke moved, seconded by Mr. Gearhart, to approval the Preliminary/Final Land Development Plan for Cellco Partnership d/b/a Verizon Wireless providing comments #1,3,5 and 6 of Wm. F. Hill letter dated July 3, 2013 and comment #1 of MJT Zoning Officer Memo dated July 8, 2013 are satisfied. Motion carried unanimously.</b></p>	

	event it is no longer active. The financial security shall be perpetual and in a form acceptable by the Township Solicitor.		
2. Preliminary/Final Subdivision Plan for Larry D. Flickinger	<p>Mr. Sharrah presented plan, proposing the subdivision of 46.3 acres into 3 single family residential lots.</p> <p>Presented:  Adams County Office of Planning and Development letter dated 5/10/13.  Sharrah Design Group, Inc. letter dated 6/4/13.  Wm. F. Hill letter dated 7/3/13.  MJT Zoning Officer Memo dated 7/8/13.  MJT Planning Commission comments dated 7/10/13.</p>	<p><b>Mr. Gearhart moved, seconded by Mr. Updyke, to grant conditional approval of the Preliminary/Final Subdivision Plan for Larry D. Flickinger, pending approval of a PennDot Occupancy Permit before the plan is signed, and providing comments #2,3 and 4 of Wm. F. Hill letter dated July 3, 2013 are satisfied. Motion carried unanimously.</b></p> <p><b>Mr. Gearhart moved, seconded by Mr. Clark, to authorize John Gormont to sign the planning module for the Preliminary/Final Subdivision Plan for Larry D. Flickinger. Motion carried unanimously.</b></p>	
3. Preliminary/Final Subdivision Plan for The Links at Gettysburg, The Villas at the Retreat, Lots 5–9	<p>The plan is proposing the modification of the lot lines for Lots 5 through 9 of the revised layout for the Villas at the Retreat plan, dated Feb 23, 2011. This modification of lot lines is requested so that the access drive and related easements are within the condominium lot property and adjacent open space property.</p> <ol style="list-style-type: none"> <li>1. Wm. F. Hill &amp; Assoc., Inc. letter dated 7/3/13.</li> <li>2. Adams County Office of Planning and Development letter dated 7/8/13.</li> <li>3. MJT Zoning Officer letter dated 7/8/13 – stating that all zoning comments have been addressed.</li> <li>4. MJT Planning Commission Report dated 7/10/13.</li> </ol>	<p><b>Mr. Updyke moved, seconded by Mr. Gearhart, to approval the Preliminary/Final Subdivision Plan for The Links at Gettysburg, The Villas at the Retreat, Lots 5–9 providing comments #2,3,4,5 and 7 of Wm. F. Hill letter dated July 3, 2013 are satisfied. Motion carried unanimously.</b></p> <p><b>Mr. Updyke moved, seconded by Mr. Gearhart, to approve signature of the Planning Waiver and Non-Building Declaration for The Links at Gettysburg, The Villas at the Retreat, Lots 5–9. Motion carried unanimously.</b></p>	
5. Lyman D. Schwartz Preliminary/Final Land Development Plan	<p>Presented:  Beyond All Boundaries letter dated 6/25/13 stating applicant grants a 180 day extension from 8/10<sup>th</sup> due to sewage facilities testing, wetland investigation and revision of preliminary/final plan to incorporate the results.</p>	<p><b>Supervisors unanimously agree to a final 180 day extension.</b></p>	

<b>Wm. F. Hill &amp; Assoc. Engineering Report, Eric Vranich</b>	Report presented.	<b>Mr. Gearhart moved, seconded by Mr. Clark, to accept Report as presented. Motion carried unanimously.</b>	
<b>Zoning Officer's Report Cindy Smith</b>			
Monthly Report	Report presented.	<b>Mr. Updyke moved, seconded by Mr. Clark, to accept Report as presented. Motion carried unanimously.</b>	
<b>Land and Sea Services, LLC, Building Inspections</b>	Report presented.	<b>Mr. Gearhart moved, seconded by Mr. Trostle, to accept Report as presented. Motion carried unanimously.</b>	
<b>Open Records Officer Report</b>	Mr. Todd R. McCauslin requesting how or who requested copies of McCauslin/Township letters specifically the one dated 2/1/13. Request denied.		
<b>Monthly Fire Co. Reports</b>	Fire Calls & EMS		
	<b>MJT Fire Calls - June</b>	<b>YTD Fire Calls in MJT</b>	
1. Alpha Fire Company	4	21	
2. Barlow Fire Company	2	19	
3. Bonneauville Fire Co.	3	14	
4. Gettysburg Fire Co.	No report as of April	7	
<b>Correspondence</b>	<ul style="list-style-type: none"> <li>Comcast e-mail dated 6/24/13, regarding game show channel lineup changes.</li> <li>Pennsylvania American Water letter dated 6/24/13, enclosing a copy of application for expansion of water service to the public in an additional portion of MJT.</li> </ul>	<b>Supervisors declined to participate in this project.</b>	
<b>Committee/Board Reports</b>			
<u>Personnel</u> B. Trostle, D. Updyke	<ul style="list-style-type: none"> <li>Currently discussing road crew positions.</li> <li>Will be interviewing for Office Assistant.</li> </ul>		
<u>Finance</u> J. Gormont, D. Updyke	No report.		
<u>Planning Commission</u>	No report.		
<u>Planning, Land Use &amp; Zoning</u> - G. Clark	No report.		
<u>Building &amp; Grounds</u> M. Gearhart	No report.		
<u>Roads</u> J. Gormont	Working on base repair and replacing pipes preparing for roads that will be tar & chipped this year. Will open bids for seal coating of roads at the Supervisors Wkshp mtg, 8/1 <sup>st</sup> .		

<p><u>Public Safety</u> G. Clark</p>	<p>Issue pending in regard to compensation for Emerg. Management Coord. training. Mr. Clark recommending \$100 for Don Yingling to cover time allotted for necessary training in order to fulfill his duties as EMC for MJT.</p>	<p><b>Mr. Clark moved, seconded by Mr. Updyke, to compensate Don Yingling, MJT EMC, \$100 for training. Motion carried unanimously.</b></p>	
<p><u>Council of Government</u> M. Gearhart</p>	<p>June Report presented.</p>		
<p><b>Old Business</b></p>	<p>None.</p>		
<p><b>New Business</b></p>	<p>None.</p>		
<p><b>Adjournment</b></p>	<p>Meeting a 8:35 pm.</p>		

Respectfully Submitted,

Susan C. Harbin  
Secretary/Treasurer