

# Mount Joy Township Supervisors' Supervisors' Regular Meeting

**January 16, 2014**

## Meeting Minutes

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

7 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 Comments</b>			
<b>Approval of Minutes</b>	<ul style="list-style-type: none"> <li>• December 19, 2013 Supervisors' Regular Meeting Minutes</li> <li>• January 6, 2014 Supervisors' Workshop Meeting Minutes</li> </ul>	<p><b>Mr. Updyke moved, seconded by Mr. Trostle, to approve Minutes as presented. Motion carried unanimously.</b></p> <p><b>Mr. Updyke moved, seconded by Mr. Bowman, to approve Minutes as presented. Motion carried unanimously.</b></p>	
<b>Chairman's Statement – John Gormont</b>	Notary services are now available on-site and the Twp. will now be providing free notary services for MJT residents.		
<b>Solicitor's Report – Susan Smith, Esq.</b>	Solicitor's Report presented.	<b>Mr. Updyke moved, seconded by Mr. Bowman, to accept Report as presented. Motion carried unanimously.</b>	
<b>Persons Requesting Time on Agenda</b>	None.		

<b>Treasurer's Reports</b>	Approval of Monthly Finance Report  Approval Bills Paid Report.	<b>Mr. Bowman moved, seconded by Mr. Updyke, to accept Report as presented. Motion carried unanimously.</b>  <b>Mr. Updyke moved, seconded by Mr. Clark, to accept Report as presented. Motion carried unanimously.</b>	
<b>Road Report</b>	Report presented.	<b>Mr. Updyke moved, seconded by Mr. Trostle, to accept Report as presented. Motion carried unanimously.</b>	
<b>Subdivision and Land Dev.</b>	None.		
<b>Planning Commission</b>	None.		
<b>Wm. F. Hill &amp; Assoc. Engineering Report, Eric Vranich</b>	Report presented.	<b>Mr. Updyke moved, seconded by Mr. Clark, to accept Report as presented. Motion carried unanimously.</b>  <b>Mr. Clark moved, seconded by Mr. Updyke, to authorize signing a Non-Building Waiver for the Yingling Property Subdivision Plan. Motion carried unanimously.</b>	
<b>Zoning Officer/Code Enforcement Officer Report, Cindy Smith</b>	Report presented.	<b>Mr. Bowman moved, seconded by Mr. Updyke, to accept Report as presented. Motion carried unanimously.</b>	
John Mulligan, Septic Pumping Extension of Time Request		<b>Mr. Bowman moved, seconded by Mr. Clark, to accept the septic pumping extension until June 1, 2014. Motion carried unanimously.</b>	
Jeannie Mikesell, Septic Pumping Extension of Time Request		<b>Mr. Bowman moved, seconded by Mr. Clark, to accept the septic pumping extension until June 1, 2014. Motion carried unanimously.</b>	
<b>Land and Sea Services, LLC, Building Inspections</b>	Report presented.	<b>Mr. Updyke moved, seconded by Mr. Bowman, to accept Report as presented. Motion carried unanimously.</b>	
<b>Open Records Officer Report</b>	No report.		
<b>Monthly Fire Co. Reports</b>			
Twp. Contributions			

Fire Calls	MJT Fire Calls	YTD Fire Calls in MJT	Mr. Clark moved, seconded by Mr. Updyke, to accept Report as presented. Motion carried unanimously.
1. Alpha Fire Company	No report.	21	
2. Barlow Fire Company	1	35	
3. Bonneauville Fire Co.	No report.	34	
4. Gettysburg Fire Co.	1	31	
<b>Correspondence</b>	<ul style="list-style-type: none"> <li>• Adams County Conservation District Tree Sale</li> <li>• Letter from Barbara B. Ernico Regarding Adams County Community Foundation</li> <li>• COMCAST – Channels being added to the Hispanic Starter level of service</li> <li>• COMCAST – Rate Change effective February 1, 2014</li> <li>• PA Department of Conservation &amp; Natural Resources – Bureau of Recreation &amp; Conservation</li> <li>• Invitation to the Bonneauville Fire Company Annual Appreciation Banquet on February 1, 2014</li> </ul>		
<b>Committee/Board Reports</b>			
<u>Personnel</u> B. Trostle, D. Updyke	Mr. Updyke informed the Board that Sandra Laughton has received her Notary and he is proposing a .50/hr. increase to her hourly rate.		<b>Mr. Updyke moved, seconded by Mr. Trostle, to give Sandra Laughton a \$.50/hr. increase. Motion carried unanimously.</b>
<u>Finance</u> J. Gormont, D. Updyke	Smith, Elliott, Kearns & Co. audit on 1/23.		
<u>Planning Commission</u>	Mr. Bowman attended the Organizational mtg. Eleanor Dehoff was elected Chairman. Paul Estavillo has resigned from the PC. A PC annual report is due to the Board in March.		
<u>Planning, Land Use &amp; Zoning</u> – D. Bowman	No report.		
<u>Building &amp; Grounds</u> G. Clark	No report.		
<u>Roads</u> J. Gormont	No report.		
<u>Public Safety</u> G. Clark	No report.		
<u>Council of Government</u>	Mr. Gormont presented the mins. from the Dec. COG mtg. At this time, the Twp. does not have a rep. for COG. Representation will be discussed at a later date.		
<b>Old Business</b>	None.		
<b>New Business</b>			
1. Links at Gettysburg and Fryer Property Concept Plan	The Board of Supervisors allowed a pre-application review of the plan required to support an application for conditional use of the Twp. Zoning Ord. The plan submitted proposes, 1) modifications of the approved PGC conditional use and 2) a planned golf community on		

<p>Modifications:</p>	<p>property referred to as the "Fryer Tract."</p> <p>Solicitor presented issues:</p> <ol style="list-style-type: none"> <li>1. The inclusion of the Fryer Tract as a PGC on the Concept Plan is a modification. The solicitor indicated that she believes this is not accurate; the Fryer Tract is not a modification of the PGC.</li> <li>2. There is a question as to if there is an opportunity for an expansion of an approved PGC. After Solicitor and Engineer reviewed MJT Ordinances, it was found that there is no reference in the Ord. to an expansion, or an opportunity to expand.</li> </ol>		
<p>Request for Planning Commission Review</p>	<p>Mr. Klein is requesting that the Planning Commission have an opportunity to review the Concept Plan</p>	<p><b>Mr. Bowman moved, seconded by Mr. Clark, to allow The Links at Gettysburg Concept Plan before the MJT Planning Commission for general feedback as a pre-application review.</b>  <b>Aye: Trostle, Bowman, Clark</b>  <b>Nay: Gormont</b>  <b>Abstain: Updyke</b>  <b>Motion carried.</b></p> <p>Solicitor's Comment:                  No MJT PC recommendation from this review can be forwarded to the Board of Supervisors.</p>	
<p>Modification Requests Procedures</p>	<p>2 sets of modifications are seeking relief from the requirements in the Ordinance.</p> <ol style="list-style-type: none"> <li>1. Modification dealing with property within the existing Links community, which is subject to an approved conditional use plan and an approved preliminary subdivision plan. No property owners have purchased this property yet. Supervisors need to decide which process to use for this modification.</li> <li>2. Modifications requested seek relief from the requirements of the Ordinance.</li> </ol>	<p>Supervisors agreed to have the Garrison Falls modification go to public notice and public hearing for the benefit of the Links residents.</p> <p>Supervisors agreed to review the modification for consideration prior to the plan being presented to the Board for Conditional Use approval.</p>	
<p>Fryer Tract</p>	<p>Solicitor is asking the Board to direct Mr. Klein to address</p>	<p><b>Mr. Updyke moved, seconded by Mr.</b></p>	

Expansion in Relationship to NID	the question of how the Fryer Tract expansion will relate to the NID, the bond, the assessments for improvements, and specifically improvements including roadways and recreation areas if the Fryer tract is approved and becomes a part of the PGC.	<b>Gormont, to authorize the Twp. Solicitor to communicate with The Links counsel as to what is the relationship to the NID, NID assessments, NID bond for the property that would be establish by this application. Motion carried unanimously.</b>	
2. The Links at Gettysburg Financial Security Reduction	The Twp. engineers received a financial security reduction request for various phases within the Links. A site inspection was performed.  Reductions in financial security warranted: 1. Garrison Falls Phase IIA, decreased from \$87,821.80 to \$74,045.40. 2. Garrison Falls Phase IIB – Immediate, decreased from \$106,836.73 to \$31,065.58.	<b>Mr. Updyke moved, seconded by Mr. Bowman to approve the Garrison Falls Phase IIA, decreased from \$87,821.80 to \$74,045.40. Motion carried unanimously.</b>  <b>Mr. Updyke moved, seconded by Mr. Bowman to approve the Garrison Falls Phase IIB – Immediate, decreased from \$106,836.73 to \$31,065.58. Motion carried unanimously.</b>	
3. PSATS Unemployment Compensation Group Trust Fund Dividend	The Twp. has received a \$565.00 reimbursement check for the year 2012.		
4. Cincinnati Ins. Co. Public Official Bond	The Twp. was contacted by the insurance company and sent a copy of the original bond issued for Kimberly Little for the collection of the NID funds. This is not a Twp. responsibility. When Mrs. Little is working with the Red Rock Municipal Authority NID Bonding, she is not working as a Twp. public official. Corrections have been made.		
5. Met-Ed/ Constellation New Energy Contract	MJT has a new contract with reduced rates.		
6. 2012 Files to be Destroyed in 2019	List presented. PA has a record retention act and specifies how and when records are to be destroyed.	<b>Mr. Trostle moved, seconded by Bowman, to approve list as presented. Motion carried unanimously.</b>	
7. Act 14 Notification for Public Water Supply Improvements in Compliance w/Groundwater Rule	MJT received a standard notification that this work is happening in the Twp. for Hoffman Homes, Inc.		
8. Sheetz Conditional	Finalizing the documents to meet the conditions of Land		

Use	<p>Development approval and Conditional Use approval for the Sheetz project.</p> <ol style="list-style-type: none"> <li>1. Stormwater management ready for signature.</li> <li>2. Easements have been addressed through a declaration of easements, covenants and restrictions. The Twp. is not a party to this agreement, but will be notified of any change to the agreement.</li> <li>3. Traffic Signal Installation and Maintenance Agreement ready for signature.</li> <li>4. Performance Security for Public Improvement, authorization for Twp.</li> <li>5. Twp. engineer has reviewed the mylars for the Land Development Plan and is satisfied that they are appropriate to be signed and recorded.</li> <li>6. Sheetz would like to close on the property the end of Jan. and asking the Twp. to coordinate timing for signatures.</li> </ol>	<p><b>Mr. Bowman moved, seconded by Mr. Clark, to authorize the entry of the Twp into the Traffic Signal Installation and Maintenance Agreement. Motion carried unanimously.</b></p> <p><b>Mr. Updyke moved, seconded by Mr. Clark, to authorize the Board to sign the Traffic Signal Installation and Maintenance Agreement this evening and release to Sheetz. Motion carried unanimously.</b></p> <p><b>Mr. Updyke moved, seconded by Mr. Bowman, to acknowledge the appropriateness of the performance security in the form of a performance guarantee. Motion carried unanimously.</b></p>	
9. Sewage Enforcement Officer Rates	2014 fee schedule discussed.	<b>Mr. Gormont moved, seconded by Mr. Clark, to adopt the changes in the fee schedule as presented. Motion carried unanimously.</b>	
10. MJT Fees	Mr. Gormont discussed the need to track Twp. fees. The Twp. cannot make money on these fees and can only collect the actual cost of the fees. A new program will be set up to tract these fees.		
<b>Executive Session</b>	No Executive Session.		
<b>Adjournment</b>	<b>With no further business to be discussed by the Board, Mr. Clark moved, seconded by Mr. Bowman, to adjourn the meeting at 8:40 p.m. Motion carried unanimously.</b>		

Respectfully Submitted,

Sheri L. Moyer  
Secretary