

**MOUNT JOY TOWNSHIP SUPERVISORS  
MINUTES  
JANUARY 20, 2022 REGULAR MEETING**

The meeting was an open meeting, also conducted as a remote meeting through the SmartMeeting platform. Attendance and votes were taken by roll call.

**Present:** Bernie Mazer, Chairman; Terry Scholle, Vice Chairman; Dr. Judy Morley; Todd McCauslin, Christine Demas

**Also Present:** Susan Smith, Solicitor; Erik Vranich, Township Engineer; Melissa Zirkle, Administrative Assistant; Shane Wise, Road Crew; Shannon Hare, Secretary and Zoning Officer and Code Enforcement Officer

**Announcement:** There was an executive session on December 16, 2021 from 9:00-9:14 p.m. Personnel & Litigation (Brookview)

**Chairman/Vice-Chairman Comments:** Chairman Mazer talked about the rural character and history of the Township. He talked about starting three task forces. One to take a look at the Comprehensive Plan, led by Supervisors Morley and McCauslin. The second is a Historic task force led by Supervisors Morley and Demas. The third is a communication task force led by Supervisor Demas. Chairman Mazer encouraged residents to get involved and let the Supervisors know of their interest.

Vice-Chairman Scholle explained that the Board receives the minutes and the financials a week before the meeting which is why the motions can occur so quickly. He also announced that the audit was done and that the auditors found no deficiencies and that the report would be presented at a later meeting.

**Public Comment.**

Steven Yerger 175 Bulk Plant Rd-Read scripture and said a prayer  
Sandra Yerger 175 Bulk Plant Rd-handed flyer to Board-no subject  
Tom Newhart 720 Plunkert Rd-Judge George's decision to look at Brookview material; Replace Solicitor  
Scott Sanders 145 Roberts Rd-Judge George's decision to look at Brookview material; Replace Solicitor  
Scott Kelley 151 Clapsaddle Rd-Setback of neighbor's garage  
Omar Hottenstein 220 Spangler School Rd-Solar Ordinance changes; Replace Solicitor

**Persons requesting time on the agenda:**

Jonathan Cox, attorney for the Links, presented the intentions of the Neighborhood Improvement District (NID). Neighbors can petition the Township to create an assessment district to pay for improvements to their neighborhood. This would include things like streets, sidewalks, trees, and stormwater management facilities. This is a revenue bond or obligation. It does not affect the Township or its debt. The Township is not responsible for paying it back. The plan is presented to the Township by Public Hearing which allows for Public Comment. There are two aspects of the request. The Township revises the original NID or there is a new application for the addition of the Fryer property.

**Approval of Minutes**

- Regular Meeting Minutes, December 16, 2021. Supervisor Morley moved, seconded by Supervisor Scholle to approve the minutes. Motion carried, unanimously.
- Organization Meeting Minutes, January 3, 2022. Supervisor Demas moved, seconded by Supervisor Scholle to approve the minutes. Motion carried, unanimously.

**Solicitor's Report.** Solicitor Smith presented her report. Supervisor Morley moved, seconded by Supervisor Scholle to accept the Solicitor's Report for the period following the December regular meeting. Motion carried, unanimously.

#### **Treasurer**

- Approval of Monthly Finance Report. Supervisor Demas moved, seconded by Supervisor Scholle to approve the Monthly Finance Report for December 2021. Motion carried, unanimously.
- Approval of Bills Paid Report. Supervisor Scholle moved, seconded by Supervisor Morley to approve the Bills Paid Report for December 2021. Motion carried, unanimously.

**Police Report.** Supervisor Morley moved, seconded by Supervisor Scholle to accept the December 2021 Police Report. Motion carried, unanimously.

**Roadmaster's Report.** Roadmaster Shane Wise reported that he been an employee of the Township for ten years, and has just been appointed to the position of Roadmaster. He provided a summary of the road crew for the month of December. The road crew did some black topping and tree trimming. They prepped the trucks for winter. The brine tank and the brine truck are both having issues currently. Supervisor Scholle moved, seconded by Supervisor Demas to accept the Roadmaster's report for December 2021. Motion carried, unanimously.

**Engineer's Report.** Mr. Vranich presented his report. Supervisor Demas moved, seconded by Supervisor Scholle to accept the Engineer's Report for December 2021. Motion carried, unanimously.

**Zoning Officer and Code Enforcement Officer's Report.** Supervisor Morley moved, seconded by Supervisor Scholle to accept the Zoning and Code Enforcement Officer's Report for December 2021. Motion carried, unanimously.

**Planning Commission's Report.** Supervisor McCauslin moved, seconded by Supervisor Morley to accept the Planning Commission Report for January 2022. Motion carried, unanimously.

**Land and Sea Report.** Supervisor Scholle moved, seconded by Supervisor McCauslin to accept Land and Sea's Permits and Inspections Report for December 2021. Motion carried, unanimously.

**Open Records Officer's Report-** There were a number of Right-To-Know Requests received by the Township. The requests and disposition were reported—on the agenda. Supervisor Scholle moved, seconded by Supervisor Morley to accept the 2021 Right to Know report. Motion carried, unanimously.

#### **Fire Company Reports**

- Supervisor Scholle moved, seconded by Supervisor McCauslin to accept Fire Companies' reports for December 2021 and to disburse the fourth quarter funds to Barlow, Gettysburg, and United Hook and Ladder. Motion carried, unanimously. Motion carried, unanimously.

#### **Correspondence**

The following correspondence was acknowledged:

- Letter from Senator Doug Mastriano inviting local government officials to a breakfast on January 21, 2022.
- Notice dated December 20, 2021 from GenOn pursuant to PA Storage Tank & Spill Prevention Act (No. 32) of 1989 for Orrtanna Generating Station-Highland Township, Adams County, Pa
- Letter dated December 27, 2021 from Met-Ed regarding electric generation supplier.

- Email dated January 10, 2022 from United Hook and Ladder inviting municipal partners to their annual dinner and business presentation.
- Email dated January 13, 2022 from PennDOT regarding the Adams County Annual Bridge Inspection
- Email dated January 14, 2022 from Community Media regarding ARPA request for broadband
- **Subdivision/Land Development Plans-** The Links at Gettysburg Planned Golf Community Preliminary Subdivision Plan for Wade Run Community - BOS action deadline: February 11, 2022. There was some discussion on how many extensions to accept. Supervisor McCauslin moved, seconded by Supervisor Morley to accept the second extension with a deadline of May 11, 2022. Motion carried, unanimously.
- Roundtop Lot Addition Plat – Links at Gettysburg – Sewage Facilities Request for Planning Waiver and Non-Building Declaration. Supervisor Demas moved, seconded by Supervisor Morley to approve the Chairman’s signature on the Planning Waiver and Non-Building Declaration and authorize the Chairman to sign on behalf of the Board. Motion carried, unanimously.
- Minor Final Subdivision Plan Roundtop Lot Addition Plat-The Courtyards at the Links at Gettysburg - BOS action deadline: December 31, 2021. Erik Vranich explained the proposed lot addition at the Links. Supervisor Scholle moved, seconded by Supervisor Morley to approve the Plan subject to conditions: (1) addressing the comments of the Township Zoning Officer and Township Engineer in letters both dated January 10, 2022 and (2) approval of an Open Space Plan for the Links PGC. Motion carried, unanimously.
- Open Space Plan The Links at Gettysburg. Erik Vranich reported that he and Bob Sharrah are still working through some issues with the Open Space Plan so there was no action needed by the Board at this time.
- Brookview Solar I, LLC-Solar Project Preliminary Land Development Plan Agricultural Conservation Zoning District - BOS action deadline: January 29, 2022. This is the first offer of extension of time, so the Board acknowledged its receipt. The new deadline will be April 29, 2022.

### **Committee Reports**

- Personnel: (Mazer and Morley). Supervisor Morley reported that the personnel committee met with staff and that there may be some revisions to the personnel manual.
- Finance: (Scholle and Demas). Supervisor Scholle reported that the finance committee will be meeting with the Treasurer and Assistant Treasurer in February or March.
- American Rescue Plan Act: (McCauslin). Supervisor McCauslin reported the Final Rule from the Department of Treasury is April 1, 2022.

### **Business**

- 2022 Mt Joy Township Approved Haulers List. Supervisor Scholle moved, seconded by Supervisor Morley to table the 2022 Mt Joy Township Approved Haulers List. Motion carried, unanimously.
- Reappoint James Kane to the Zoning Hearing Board for a 3-year term ending December 31, 2024. Supervisor Morley moved, seconded by Supervisor Scholle to reappoint James Kane to the Zoning Hearing Board for a 3-year term ending December 31, 2024.
- Authorize Zac Fringer to participate in the courses for the pesticide certification. Supervisor Morley moved, seconded by Supervisor Scholle to authorize Zac Fringer to participate in the courses for the herbicide certification. Motion carried, unanimously.

- Remote meeting platform (proposal: ZOOM) Supervisor Scholle reported that he has been in contact with several different people to try and replace StartMeeting with ZOOM since more people are comfortable with that platform. He is still working on getting pricing. Supervisor McCauslin moved, seconded by Supervisor Morley to proceed with the ZOOM platform. Motion carried, unanimously. Solicitor Smith noted that the decision to expend monies for ZOOM must be brought to the table for official action.
- Lapp Agreement for Field Access. Solicitor Smith explained that the agreement permits field access only for agricultural use only. Supervisor Scholle moved, seconded by Supervisor Morley to enter in the Field Access Agreement with the Lapps'. Motion carried, unanimously.
- Zoning Ordinance amendments related to solar uses. The Board discussed comments and drafted amendments to the Zoning Ordinance. The Board agreement to continue the discussion on February 3, 2022 for finalization of the Board-drafted amendments and referral to public hearing.
- American Rescue Plans-Solicitor Smith reported that there will be additional questions to and answers from the Department of Treasury on the Final Rule and reporting and accounting guidelines. There needs to be written policy and procedures in place before the money is expended. The first financial report is due April 1, 2022. Assuming that no monies are expended as of that time, the report will simply report the receipt of funds and no expenditures.
- **Executive Session.** The Board announced its intention to enter into executive session.
- **Adjournment.** With no further business to be discussed by the Board, Supervisor Morley moved, seconded by Supervisor Scholle to adjourn the meeting. Motion carried unanimously. Meeting adjourned 11:33 p.m.

Respectfully submitted by,

Shannon M. Hare  
Secretary