

**Mount Joy Township Supervisors’
Regular Meeting
March 16, 2017**

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 Comments: None.

Approval of Minutes:

- Supervisors’ Regular Meeting Minutes, February 16, 2017: Mr. Bowman moved, seconded by Mr. Updyke, to accept Minutes as presented. Motion carried.
- Supervisors’ Workshop Meeting Minutes, March 2, 2017: No March workshop meeting.

Chairman’s Comments: None.

- **Solicitor’s Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried 4-0 (no vote cast by Mr. Bowman)

Persons Requesting Time on Agenda: None.

Announcements: None.

Treasurer’s Reports:

- Approval of Monthly Finance Report. Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried 4-0 (no vote cast by Mr. Bowman)
- Approval of Bills Paid Report. Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried 4-0 (no vote cast by Mr. Bowman)

Road Report: Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried 4-0 (no vote cast by Mr. Bowman)

Subdivision and Land Dev.:

- Final Land Development Plan for Henry High Poultry Operation - 90 day extension: Red Barn Consulting Inc., by letter dated February 2, 2017 is requesting a 90 day extension for review. Mr. Updyke moved, seconded by Mr. Trostle to accept the 90 day extension. Motion carried 4-0 (no vote cast by Mr. Bowman)

- **Engineering Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried 4-0 (no vote cast by Mr. Bowman)

- **Zoning Officer/Code Enforcement Officer’s Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried 4-0 (no vote cast by Mr. Bowman)

Building Inspections:

- **Land and Sea Service Inspection Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried 4-0 (no vote cast by Mr. Bowman)

- **MDIA Inspection Report:** Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried 4-0 (no vote cast by Mr. Bowman)

Fire Company Reports:

	MJT Calls per month	YTD Calls in MJT
1. Alpha Fire Company	2	5
2. Barlow Fire Company	3	11
3. Gettysburg Fir Company	2	11
4. United Hook & Ladder No. 33-3	0	0

- Mr. Updyke moved, seconded by Mr. Trostle, to accept the report as presented. Motion carried 4-0 (no vote cast by Mr. Bowman)

Open Records Officer Report:

- Lynn Jordan from Jones Mandel – all correspondence and emails exchanged between the Township and State Senator Scott Wagner or any employee or representative in Senator Scott Wagner's Senate office – Denied

- Lynn Jordan from Jones Mandel – all correspondence and files with Penn Waste, Inc.; KBS Inc. – Granted in part; Denied in part

- Beth Fitzpatrick from Construct Connect – requesting the plans and specs for the Road Department seal coat bid – Granted

Correspondence:

- Email dated February 17, 2017 regarding bridge replacement over Alloway Creek to begin mid-April 2017

- Letter from PennDOT – notice of liquid fuels tax fund payment

- Letter from PennDOT – notice of road turnback annual maintenance payment

- Email dated February 27, 2017 enclosing the compliance audit report of the Firemen's Relief Association of Alpha Fire Company

- Letter dated March 1, 2017 from PennDOT regarding collection of traffic data on municipally owned roads

- Letter dated March 5, 2017 from Hoffman Homes, Inc. giving notice of submission of application for renewal of NPDES permit.

Committee/Board Reports:

- Personnel (B. Trostle, D. Updyke): No report

- Finance (J. Gormont, D. Updyke): No report

- Planning Commission: No meeting due to the weather

- Planning, Land Use & Zoning (D. Bowman): No report

- Building & Grounds (G. Clark): No report
- Roads (J. Gormont): Mr. Gormont said the road crew did a good job keeping the roads passable during the storm and after with the winds and drifting snow.
- Public Safety (G. Clark): No report

Business

- Financial Security Reduction Request – Ramsburg/Rettland Farms: Mr. Vranich said this is the project on Rte. 97. Their holding tanks were installed as part of the requirement. They were inspected by the SEO and signed off as being completed. Mr. Vranich is recommending a reduction amount of \$5,500.00. Mr. Updyke moved, seconded by Mr. Bowman, to approve the reduction in the required financial security for Everett L. Ramsburg III & Catherine B. Ramsburg by \$5,500.00 to a new amount of \$4,969.80. Motion carried 4-0 (no vote cast by Mr. Bowman)
- Decision for Sheetz transfer of liquor license: Ms. Smith said the agenda needs to be amended to have the Board first consider its decision on the liquor license following the public hearing. The Board is required to make findings of fact and ultimately come to a conclusion as to whether the Board would support or not support the requested Intermunicipal transfer of a liquor license to Sheetz for the on-site sale and consumption of beer and the sale of wine. Mr. Bowman moved, seconded by Mr. Updyke, the decision be adopted. Motion carried unanimously.
- Resolution for Sheetz Intermunicipal Transfer of Liquor License for (i) sale of beer for on-site consumption and to go and (ii) sale of wine to go: Ms. Smith said as required by the liquor code the Board must prepare a resolution for delivery to Sheetz. Then Sheetz will present it to the Liquor Control Board for its consideration of granting the transfer of the liquor license. Mr. Bowman moved, seconded by Mr. Trostle, Resolution 10 of 2017 be adopted. Motion carried unanimously.
- Final Land Development Plan for Henry High Poultry Operation – Modification from Section 86-28 J: Ms. Smith said the issue is Section 86-28J of the SALDO which requires a hydrogeologic study for a land development or subdivision that exceeds withdrawing 3,000 gallons of water per day. As stated in the ordinance the purpose of the study is to provide the Township with information to properly evaluate the impact the proposed development will have on ground water resources. To make sure that adequate water supplies will be available to service the proposed development without negatively impacting adjacent uses dependent upon the same water sources and to address concerns about water quality, particularly nitrates. Bert Nye from Red Barn Consulting, Inc. stated that the total gallons that would be withdrawn 6,603 gallons per day which is double what the Township has within the ordinance. Following discussion, the Board agreed that property owners within a half mile radius from the well be notified and requesting permission to do a well pump testing on their well. Mr. Clark moved, seconded by Mr. Trostle to deny the modification request from Section 86-28J for a desktop study as satisfaction of the requirement. Ayes – Mr. Clark, Mr. Gormont, Mr. Trostle, Mr. Updyke. Nay – Mr. Bowman. Motion carried.
- Seal Coat Bid – Opening: The Township received one (1) bid(s) in response to the advertisement for Seal Coating. The bid(s) were received by the Township on March 16, 2017 prior to the 4:00 p.m. deadline. The bid(s) remained sealed and were opened at 8:25 p.m. during the Board of Supervisors’ regular meeting.

Company	Amount	Meet Requirements
Hammaker East, Ltd. 1514 Black Gap Road Fayetteville, PA 17222	\$27,736.32	Yes

Mr. Clark moved, seconded by Mr. Trostle, to accept the bid from Hammaker East, Ltd. in the amount of \$27,736.32 for the seal coating project. Motion carried unanimously.

- Estimate from Total Tech Solutions LLC for a new server: Mr. Bowman moved, seconded by Mr. Trostle, to approve the purchase of a new server in the amount of 2,523.00. Motion carried unanimously.

- Links at Gettysburg - Modified Landscape Plan: Mr. Vranich reviewed the revised landscaping plan with the Board. He further stated that this is a modification from a recorded plan. The appropriate procedure would be that the revised plan be recorded. The content of the plan is close to being complete. There are some items that need to be addressed from his review letter and Ms. Hare's review letter. The presentation of it needs to be revised in a manner to be recorded. It also needs to have a landscape architect seal. Mr. Bowman moved, seconded by Mr. Clark, to modify the 80% requirement and it be lowered to accommodate the removal of the island that took place 8 years ago. Also, a modification that would allow each of those units to be designed with courtyard standards which would otherwise not be available. Ms. Smith said the motion should read "modify the courtyard cluster home standards that appear in subsection C(3)(g) for the units identified as numbers 101-103 in the Lookout." Both Mr. Bowman and Mr. Clark agreed to the language. Motion carried unanimously.

Mr. Bowman moved, seconded by Mr. Clark, to conditionally approve the plan based on the review letter of William F. Hill dated March 15, 2017 and the Zoning Officers review letter dated March 15, 2017. Motion carried unanimously.

Executive Session:

Start: 9:07 p.m.

Topic: Herrick litigation regarding land use construction enforcement action

Meeting Reconvened: 9:16 p.m.

Adjournment: With no further business to be discussed by the Board, Mr. Updyke moved, seconded by Mr. Bowman, to adjourn the meeting. Motion carried unanimously. Meeting adjourned 9:17p.m.

Respectfully Submitted,

Sheri L. Moyer
Secretary