

NOVEMBER 21, 2002 SUPERVISORS' MEETING:

The Mount Joy Township Supervisors met this date in regularly scheduled session at 7:00 p.m. in the Township Municipal Building, 902 Hoffman Home Road, Gettysburg, PA, with Chairman James Waybright presiding. Others in attendance were: Supervisors George Scott, Will Rogers and Bill Chantelau; News Reporter John Messeder (*The Gettysburg Times*); and Secretary Brenda Constable.

Citizens in attendance were: Jerry and Jan Althoff; Bob Sharrah representing Countryside Gardens; Dean and Judy Shultz; Ivan Lufriu; Jerry Maloney; Elsie D. Morey; Sharon and Jeff Cooke; John McAlister; Sylvia Turner; Harold Kirschner; Eileen Holmes; and Timothy Damiloski.

Chairman Waybright led everyone with the Pledge to the Flag.

Minutes:

Mr. Rogers moved, seconded by Mr. Chantelau, to approve the minutes of the October 17, 2002 meeting as presented. Motion carried unanimously.

Chairman's Statement: None was given.

Public Comment: None was given.

Treasurer's Report:

Mr. Chantelau moved, seconded by Mr. Scott, to approve the Treasurer's Report for October and November as presented. Motion carried unanimously.

Mr. Rogers moved, seconded by Mr. Scott, to approve the bills to be paid for October and November as presented. Motion carried unanimously.

Subdivision/Land Development Plans:

1. **Cooke, Jeffrey:** Preliminary subdivision of nine (9) lots totaling 58.226 acres at 290 Schwartz Road. It was noted that an extension had been granted until November 30, 2002. Mr. & Mrs. Jeffrey Cooke was present to address this plan. The Planning Commission had recommended approval as a Preliminary Plan, contingent on the applicant satisfying HRG comments (letter dated August 13, 2002) regarding setbacks from surface water in delineating building sites, show proposed well locations on the plan, and obtain all necessary DEP permits for driveway crossings. It was noted by the Planning Commission, and the Supervisors, that these three issues are being addressed. Adams County Surveyors will be showing setbacks and well locations on the final plan, and written correspondence had been received in the office with regard to applying for DEP permit applications. The only remaining issue is with regard to future road widening. As previously directed by the Supervisors, HRG had submitted a recommendation for an approximate cost to widen the road in the amount of \$17,000. Mrs. Cooke questioned what would happen if the land were never developed. Mr. Waybright responded that in the past, the road-widening project would start as the land is sold. Mr. Chantelau commented that the plan is only good for five (5) years after it is signed. Mr. Scott stated that the issue of funding for road improvements is pro-rated, per lot, as each is sold; however the total amount is due at the end of three (3) years. In this case, nine (9) lots divided by \$17,000 would come out to \$1,888 per lot, to be paid by the Cookes as each lot is sold. The Supervisors questioned the time period for an approved perk test. Mr. Dean Shultz explained that if within a five (5) year period, there is no change or

disturbance, a new Sewage Enforcement Officer is not allowed to turn down the perk. After a five (5) year period, it is at the SEO's discretion whether to approve the perk or not. Mr. Rogers commented that the Board cannot make an opinion on the "what ifs", they must decide on what information is before them. The Supervisors asked the Cookes if they were okay and willing to pay for the road improvement at what was previously quoted. They agreed at \$1,888 per lot. Mr. Chantelau questioned when the roadwork would start. Mr. Scott responded that it would be dictated by the Road Superintendent, by the annual road improvement plan.

Mr. Scott moved, seconded by Mr. Chantelau, to approve as a Preliminary Plan contingent on addressing the issues of showing setbacks from surface waters in delineating building sites and showing the proposed well locations on the plan, and requiring the Cookes to pay \$1,888 per lot or the total of \$17,000 in three (3) years, with the time period beginning when the first lot is sold. Motion carried unanimously.

Mr. Chantelau moved, seconded by Mr. Rogers, to approve the Sewage Facilities Module as presented. Motion carried unanimously.

2. Countryside Gardens, Jerry and Janice Althoff, Owners: Land Development Plan for additions and alterations to greenhouse/nursery facility located at 2440 Baltimore Pike. Mr. & Mrs. Althoff, and Bob Sharrah, Surveyor, was present to address this plan. It was noted that the Planning Commission recommends approval as a Preliminary/Final plan. Mr. Bob Sharrah had submitted a letter dated November 12, 2002, responding to HRG comments of October 2, 2002. HRG then responded to Mr. Sharrah's letter on November 20, 2002, noting their recommendation for relocating/regarding the detention pond berm and the addition of plantings to show bio retention. Mr. Sharrah gave an overview of the design for the berm as presented.

Mr. Rogers moved, seconded by Mr. Scott, to approve as a Preliminary/Final Land Development plan and accept the design by the applicant, with regard to the berm location of the spillway, in lieu of requirement #2 as listed in HRG letter dated November 20, 2002. Motion carried unanimously.

3. Shultz, Dean and Judith: Land Development Plan for location of a 26' x 60' mobile home at 1621 Baltimore Pike. Mr. & Mrs. Shultz was present to address this plan. Mr. Scott gave an overview of the Planning Commission's recommendation to approve as a Preliminary/Final plan. Mr. Scott also commented that this would be the first use of a septic holding tank in the Township, which is permitted for a commercial use. Mr. Shultz's letter dated November 18, 2002 that responded to HRG comments dated November 5, 2002 was reviewed. The Supervisors questioned the need for Labor & Industry approval. Mr. Shultz stated that he was not planning on getting L & I approval because he would not have more than two people at the facility at the same time. However, if he would need L&I approval, he would get it. Discussion was then held with regard to the holding tank. It was noted that if L & I approval was needed, then the facility would need to be handicapped accessible and restroom facilities would also need to be available. Mr. Scott suggested that the applicant, on an annual basis, submit a written letter to the Supervisors, re-certifying that there has been no change in the use, i.e. the intensity and type, and if the use were to change, the Supervisors must be notified, in writing, prior to any such change. It was further noted that the Township's Septic Holding Tank Ordinance addresses the requirements for pumping, inspection receipts, etc. Mr. Shultz explained how this is controlled. When a permit is issued, it is issued for a "specific" use. The applicant could not change the use or increase the flow without violating the "Sewage Facilities Law". With a holding tank, quarterly flow pumping invoices are processed, which could be used for monitoring purposes. If the facility needs to be expanded, the applicant would need to come to the Township for an expansion, which is triggered by the need for a building permit. This would be another way of monitoring.

Mr. Chantelau moved, seconded by Mr. Rogers, to approve as a Preliminary/Final Land Development Plan, based on the above-mentioned discussion, and the November 18, 2002 responses to HRG, and

a verbal agreement by the applicant that he will follow the SALDO, Zoning and Septic Holding Tank Ordinances requirements. Motion carried unanimously.

Road Report:

Mr. Chantelau moved, seconded by Mr. Scott, to approve the Road Report as presented. Motion carried unanimously.

Building Permit / Zoning Officer's Report:

Mr. Rogers moved, seconded by Mr. Scott, to approve the Zoning Officer's Report as presented. Motion carried unanimously.

Building & Grounds Report:

Mr. Scott moved, seconded by Mr. Chantelau, to approve the Building & Grounds Report as presented. Motion carried unanimously.

Correspondence:

Ms. Constable noted the following correspondence received:

- Gettysburg Recreation Board Minutes for October
- Gettysburg/Adams Chamber of Commerce Newsletter
- WRRMA August and September minutes

Committee Reports:

Personnel: Nothing to report.

Finance: Nothing to report.

Planning, Land Use & Zoning: Mr. Scott noted that the Supervisors will be holding their Public Hearing for the Comprehensive Plan on Tuesday, December 10, 2002 at 7:00 p.m. in the Township building, with an open house starting at 6:30 p.m. for interested citizens to come in and view the plans prior to the Hearing.

Building & Grounds: Mr. Scott noted that the salt storage shed is coming along nicely; the new fuel tanks are installed but not hooked up yet; and the grassy pavers for Mud College Schoolhouse are here but will not be installed until spring, due to the rainy weather.

Roads: Nothing to report.

Public Safety: Nothing to report.

Agricultural Land Preservation: It was noted that the Ag Land Preservation Formulation Committee will be holding a Public Information Meeting on Monday, December 9, 2002, at 7:30 p.m. in the Township building to present the proposed Ag Land Preservation Program packets. The packets are currently being printed and will be available at the Township office for public review.

Announcements:

Mr. Waybright announced that two (2) terms on the Planning Commission and one (1) term on the Zoning Hearing Board would be expiring on December 31, 2002. The Planning Commission members whose terms are up are Nicky Cool and George Scott and the Zoning Hearing Board member is Ivan Lufriu. The Planning Commission is a four (4) year term and the Zoning Hearing Board is a three (3) year term. Anyone interested, or anyone who knows of anyone who would be interested in serving should contact the Township office.

Other Business:

2003 Budget Adoption:

Mr. Chantelau moved, seconded by Mr. Rogers, to adopt the proposed 2003 Budget as presented and tentatively adopted on October 17, 2002. Robin Crushong, Township Treasurer, joined the meeting at this time for discussion. Ms. Crushong noted that prior to tentative adoption, the line item for fire companies' workers compensation was increased to \$5,000 and the line item for the Comprehensive Plan was increased to \$19,181.61. No other changes were made. Mr. Rogers commented on the fine job Robin has done on the budget and Mr. Chantelau added that she keeps a good watch over the Township's funds and investments. The Supervisors thanked Robin for a job well done. With no further discussion, the motion carried unanimously.

WAAC - Rock Creek Watershed Working Group:

It was noted that the working group for the Rock Creek Watershed met last evening at Mount Joy Township and is making progress on a watershed plan. The Act 157 Monocacy River Watershed Stormwater Management Plan must be adopted no later than May 16, 2003. The December meeting will be meeting again at Mount Joy Township. Mr. Chantelau, Jay Little and Roger Steele are Mount Joy's representatives.

New Business:

Resolution #6 of 2002 - Richard Baese Deed of Dedication:

Mr. Chantelau moved, seconded by Mr. Scott, to adopt Resolution #6 of 2002 accepting a Deed of Dedication in Lieu of Condemnation between Mount Joy Township and Richard L. Baese for property along Yingling Road. Motion carried unanimously.

Sewage Facilities Module - Damiloski:

With recommendation from the Planning Commission, Mr. Scott moved, seconded by Mr. Rogers, to approve a Sewage Facilities Module for Timothy Damiloski/Chad Sentz building lot at 938 Hoffman Home Road. Motion carried unanimously.

Municipal Waste and Recyclables Joinder Agreement:

Mr. Waybright gave an overview of the proposals for purposes of joining a municipal waste and recyclable hauling program coordinated by the County Solid Waste and Recycling Office. Proposals were sent out to interested bidders for various collection options and Mount Joy Township was included in Proposal #2, which includes weekly pickup, and options for recycling, tag-a-bag, Christmas tree pick up, etc. Mount Joy Township expressed its desire to change to Proposal #1, which basically offered the same

pick up options except for Christmas trees, which could save the residents \$18.00 per year. The Supervisors felt that if the Township residents expressed their desire for the Township to collect Christmas trees, then they would just have the residents drop off their trees at the Township building and they would be chipped here at no extra charge.

Mr. Chantelau moved, seconded by Mr. Scott, to move from Proposal #2 to Proposal #1. Discussion was held with regard to the savings offered by participating in the joinder program. It was noted that most residents now pay approximately \$60 per quarter for three bags versus \$33 per quarter for up to six bags, plus the option to recycle, etc. under this new service. The residents are not mandated to use this collection service and can stay with their current hauler if they so choose. With no further discussion, the motion carried unanimously.

Mr. Scott moved, seconded by Mr. Rogers, to accept Proposal #1 and enter into a contract agreement with Waste Management for weekly residential pickup service, effective January 1, 2003. The residents would have the option of recycling, tag-a-bag, etc. Motion carried unanimously.

The Supervisors instructed the Secretary, unless other arrangements are made by Waste Management, to make notification to the residents as soon as possible regarding this new offer for collection services so that they are ready to begin with Waste Management on January 1, 2003.

Adjournment:

With no further business to come before the Board, Mr. Chantelau moved, seconded by Mr. Scott, to adjourn the Supervisors' Meeting at 8:45 p.m. this date. Motion carried unanimously.

Respectfully submitted,

Brenda J. Constable
Secretary