

**MOUNT JOY TOWNSHIP SUPERVISORS
MINUTES
SEPTEMBER 21, 2023 REGULAR MEETING**

The meeting was an open meeting, also conducted as a remote meeting through the ZOOM platform. Attendance was taken by roll call. The meeting was called to order at 7pm.

Present: Bernie Mazer, Chairman; Terry Scholle Vice Chairman; Gil Clark; Todd McCauslin; Christine Demas

Also Present: Susan Smith, Solicitor; Erik Vranich, Township Engineer; Mitz Whatley, Administrative Assistant; Shannon Hare, Secretary and Zoning Officer and Code Enforcement Officer

Public Hearings

Gettysburg Outlet Center, LLC application for conditional use for hotel. The public hearing was closed at 7:54pm.

Mount Joy Township Agricultural Security Area 7 Year Review. Solicitor Smith explained the 7-year review process. Notices were sent, notice was put in the paper, and properties were posted. Ms. Hare stated for the record the list of additions, modifications, and deletions.

REQUEST FOR ADDITIONS:

PARCEL ID	ACRES	ADDRESS
30G-14-0033B--000	1.49	BALTIMORE PIKE
30G-14-0034---000	3.41	BALTIMORE PIKE

MODIFICATIONS:

PARCEL ID	ACRES	ADDRESS	NOTES
30G17-0026---000	10.01	271 ORPHANAGE RD	NEW OWNER
30G18-0058---000	22.87	TANEYTOWN RD	NEW OWNER
30G18-0059A--000	12.8	95 YINGLING RD	NEW OWNER
30H15-0070B—000	2.64	237 HICKORY RD	NEW OWNER
30H16-0050A—000	85.9	365 BOWERS RD	NEW OWNER
30H16-0050B—000	28.38	375 BOWERS RD	NEW OWNER
30H16-0056C—000	10.62	540 HOFFMAN RD	ORIGINAL RECORDING 1988
30H16-0066E—000	14.78	175 SPEELMAN RD	NEW OWNER
30H16-0066F—000	10.05	180 SPEELMAN RD	NEW OWNER
30H16-0094---000	79.07	217 MUD COLLEGE RD	NEW OWNER
30H17-0014G--000	14.04	KRUG RD	NEW OWNER
			NEW OWNER/COMBINED PARCELS: 30H17-0028A-- 000
			30H17-0036---000
30H17-0036---000	91.07	887 FISH AND GAME	30H17-0036A--000

DELETIONS:

PARCEL ID	ACRES	ADDRESS	NOTES
30G15-0018---000	6.09	2430 BALTIMORE PIKE	OWNER REQUEST
30G16-0004I--000	5.96	812 WHILTE CHURCH RD	OWNER REQUEST
30G17-0036B--000	2	BASEHOAR ROTH RD 560 BASEHOAR ROTH	DOES NOT QUALIFY
30G17-0040---000	106	RD	OWNER REQUEST
30G18-0010---000	25.46	3465 TANEYTOWN RD	OWNER REQUEST
30H15-0045---000	1.07	HICKORY RD	DOES NOT QUALIFY
30H15-0091---000	3	70 LORI LN	DOES NOT QUALIFY
30H15-0092---000	3.27	96 LORI LN	DOES NOT QUALIFY
30H15-0094---000	5.74	45 LORI LN	DOES NOT QUALIFY
30H15-0095---000	3.12	11 LORI LN	DOES NOT QUALIFY
30H16-0012D--000	7.9	3345 BALTIMORE PIKE	DOES NOT QUALIFY
30H18-0021---000	121.6	1125 HARNEY RD	OWNER REQUEST

There was no public comment. The public hearing was closed at 8:05pm.

Chairman/Vice-Chairman Comments: Chairman Mazer announced 145 residents attended the E-recycling event the past Saturday. The gym is open at the Outlets along with other new retail stores including Rebel's Roost. He talked about the EMS meeting that he and Supervisor Demas attended.

Vice-Chairman Comments: Vice-Chairman Scholle said that he attended the Adams County Boro Association meeting. Commissioner Qually presented brief information about the County's broadband study. The government has allocated over a billion dollars for Pennsylvania in the form of grants for broadband projects. The County cybersecurity committee continues to meet.

Public Comment. Spero Marinos 201 Civil War Lane-1845C Baltimore Pike; request for expansion of WRRMA service; line painting at 97 and 15; PennDOT bridge needs mowed; funding for State Police

Steve Yerger 175 Bulk Plant Rd-Sunshine Act complaint

Approval of Minutes. Hearing no objections, Chairman Mazer reported the Board's approval of the August 17, 2023 minutes as drafted.

Solicitor's Report. Solicitor Smith presented her report for the period following the August regular meeting. Hearing no objections, Chairman Mazer reported the Board's approval of the Solicitor report as presented.

Engineer's Report. Engineer Vranich presented his report for the period following the August regular meeting. Hearing no objections, Chairman Mazer reported the Board's approval of the Engineer's report as presented.

Omnibus Motion to Accept the Following. Hearing no objections, Chairman Mazer noted the Board's approval of the reports of the Roadmaster, Treasurer, Police, Zoning Officer and Code Enforcement Officer, Planning Commission, Land & Sea, Open Records Officer and Volunteer Fire Companies as presented.

Correspondence- Correspondence listed on the agenda was acknowledged.

Subdivision and Land Development Plans.

- Final Minor Subdivision Plan Dean Shultz Property. Chairman Mazer would like the Board to approve Township Engineer Vranich doing a “deep dive” search in order to clear up the Clapsaddle Rd issue. Supervisor Demas moved, seconded by Supervisor Scholle, to accept the applicant’s written 30-day extension, that the Township had asked for in order to do further research on Clapsaddle Rd. Motion carried, unanimously. Supervisor Demas moved, seconded by Supervisor McCauslin, to authorize Township Engineer Vranich doing additional research on Clapsaddle Rd. Motion carried, unanimously.

Business

- Application of Gettysburg Outlets for conditional use for hotel. The Board of Supervisors entered into private deliberations from 8:33pm-8:45pm on the conditional use of the Home 2 Suites Hotel. Chairman Mazer made a motion, seconded by Supervisor Demas to table the conditional use for 60-days for the applicant to provide additional information including a letter from White Run Regional Municipal Authority on capacity to serve, proof of no beacon and downcast lighting, and submission of a traffic study. A roll call vote was taken. Motion carried unanimously.
- Mount Joy Township Agricultural Security Area 7 Year Review. Supervisor Scholle stated that property inspections were done by himself and Ms. Hare on approximately 30 properties in the ASA to determine eligibility. Supervisor Demas moved, seconded by Supervisor McCauslin to accept the additions, modifications, and deletions presented by Ms. Hare during the public hearing. Motion carried unanimously, as reported by Chairman Mazer.
- Hire David Williams as full-time road crew worker at \$23/hr. Chairman Mazer said that David Williams has an A class CDL, and is certified to do herbicides. Supervisor Demas moved, seconded by Supervisor Scholle, to hire David Williams as a fulltime road crew workers at \$23/hr. Motion carried, unanimously.
- Release financial security for Fairview Farms in the amount of \$127,600.15. Township Engineer Erik Vranich said that because Lori Lane has officially been dedicated to the Township and final inspection has been completed, the final security should be released in the full amount. Supervisor Scholle moved, seconded by Supervisor Clark, to approve a full release of the Fairview Farms Revised Final Subdivision Plan financial security in the amount of \$127,600.15. Motion carried, unanimously, as reported by Chairman Mazer.
- Links-Garrison Falls Financial Security Reduction/Release in the amount of \$211,257.42. Township Engineer Erik Vranich said that there are four different phases within Garrison Falls at the Links. He recommended conditionally approving a full release of the financial security for all phases of Garrison Falls pending completion of the outstanding comments referenced in an email from him to Mr. Klein dated September 8, 2023, which includes:
 - The trail to connect Garrison Falls to Wade Run is not yet completed. We discussed this. In addition, there are some boards on the bridge that is on the basin embankment that must be replaced.

- Lighting – in accordance with the approved and recorded lighting plan, the two residential pole lights that were to be installed on Lots 68 and 69 were not installed. These have to be installed before we can release security related to lighting.
- The basins appear to have been converted but we still need final as-built information on them confirming that the final SWM conversion for the main basin and the WQ basins behind lots 39-41 and 42-45 meet the design criteria. I believe you indicated that Bob was working on this. This would include the confirmation of the SWM basin orifices and trash rack being properly installed and at the proper elevations.
- Landscaping – generally the landscaping looked great however there were three trees that need to be replaced:
 - Dead Tree on Lot 29
 - Dead Tree on Lot 24
 - Partially dead tree on Lot 26
- Savannah Drive – Overall this road looks good but we cannot release the final paving on this until the dip is corrected up at the end of Savannah Drive at Garrison Falls Drive. My understanding is that you and Brad have already talked about this. The pavers in this area will also need to be addressed.
- Deb will also need to sign off on the seeding/stabilization side of things and the NPDES permit should be terminated.

Supervisor Demas moved, seconded by Supervisor McCauslin, to approve a full release of all remaining financial security for the Links at Gettysburg Garrison Falls pending completion of all outstanding items listed within the email from Erik Vranich to Rick Klein dated September 8, 2023. Solicitor Smith commented that the completion of the improvements will resolve an outstanding breach of the Financial Security Agreement. Motion carried, unanimously, as reported by Chairman Mazer.

- 1845C Baltimore Pike Planning Module. Township Engineer Vranich said that the existing sewage system is malfunctioning, and DEP is proposing a small flow sewage treatment facility. The Township SEO is not involved due to the size of the system. Soil testing has been completed at the site. Speros Marinos, 201 Civil War Lane, presented the Board with a mylar indicating his concerns about where the system flows. Since the Township has no authority in this matter, the mylar and a letter from Mr. Marinos are being sent to DEP with the planning modules for their consideration. Solicitor Smith said that DEP mandates Township action on a DEP-prepared resolution, a DEP-prepared transmittal letter, and a DEP-prepared checklist. Supervisor Demas moved, seconded by Supervisor Clark, to adopt the DEP mandated resolution and to authorize the Township Secretary to sign on the Township's behalf. Motion carried, unanimously, as reported by Chairman Mazer. Resolution 14 of 2023. Supervisor Demas moved, seconded by Supervisor Clark, to authorize the Township Secretary to sign the DEP-prepared transmittal letter on the Township's behalf. Motion carried, unanimously, as reported by Chairman Mazer. Supervisor Demas moved, seconded by Supervisor Clark, to authorize the Township Secretary to complete and sign the DEP-mandated checklist letter on the Township's behalf. Motion carried, unanimously, as reported by Chairman Mazer.
- Fall Festival. Supervisor Scholle moved, seconded by Supervisor Clark to table the fall festival. Motion carried, unanimously, as reported by Chairman Mazer.
- Renewal of Winter Maintenance Agreement with PennDOT for 2023-2024 winter season. Supervisor Demas moved, seconded by Supervisor Clark, to renew the winter maintenance

agreement with PennDOT for the 2023-2024 winter season. Motion carried, unanimously, as reported by Chairman Mazer.

- Resolution for municipal funding for Strategic Management Planning Program Study. Solicitor Smith explained that DCED requires that a municipality adopt a resolution to accompany an application for participation in the Program and requires that the resolution state both the Board's authorization of a submission of an application to DCED for a Strategic Management Planning Program grant and the Board's commitment of Township resources, including funds in an amount sufficient to meet the required 50% cash match to the DCED grant. She explained that the resolution proposes to cap municipal funding at \$25,000, reflecting a project cost provided by an RFP respondent. Chairman Mazer said that the ultimate objective is addressing planning, personal & management, and budget shortfalls and that a Strategic Management Plan is needed to be eligible for other grants. Supervisor Clark objected to spending taxpayer money for this project. Supervisor Demas stated that this was an opportunity to spend taxpayer money to make better smart decisions- and that the Township needs help getting processes and disciplines down. Supervisor Clark said that the Township is one of the wealthiest and that we do not need to hire someone to teach us how to spend money. Chairman Mazer said that \$25,000 is not a lot to spend to have someone come in and look at our processes. Supervisor Demas moved, seconded by Supervisor McCauslin, to adopt the resolution authorizing funding for the STMP project and to authorize the Chairman to sign on behalf of the Township. Supervisors McCauslin, Mazer, Scholle and Demas voted yes; Supervisor Clark voted no. Resolution 15 of 2023.

Solicitor Smith noted that, by adopting the Resolution, the Board had not taken official action selecting a consultant to perform the project work, and that the Board would need to take such official action at a future meeting.

Adjournment. With no further business to be discussed by the Board, Supervisor McCauslin moved, seconded by Supervisor Demas, to adjourn the meeting. Motion carried, unanimously. Meeting adjourned at 9:24pm.

Respectfully submitted by,

Shannon M. Hare
Secretary