

**Mount Joy Township Supervisors’  
Supervisors’ Regular Meeting & Public Hearing Meeting  
August 16, 2012**

**Meeting Minutes**

Present: Board Chairman - John Gormont; Supervisors - David Updyke, Michael Gearhart, Bradley Trostle, Gil Clark  
Solicitor - Susan Smith; Secretary/Treasurer – Susan Harbin

12 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	Discussion	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>	No public comments.		
<b>Public Hearing Mtg.</b>	Purpose: To discuss 2 Ordinances amending Subdivision and Land Development Stormwater Management sections of MJT Zoning Code.		
Call to Order	Public Hearing Meeting, duly advertised, opened at 7:06p.m. Chairman, John Gormont presiding.		
Ordinance (2012-04)	An Ordinance Amending The Code Of The Township Of Mount Joy, Adams County, Pennsylvania By Amending The Mount Joy Township Subdivision And Land Development Ordinance By Deleting Or Deleting Sections Relating to Stormwater Management And By Amending The Mount Joy Township Zoning Ordinance By Amending Or Deleting Sections Relating To Stormwater Management.		
Public Comments	Opened 7:08p.m. <ul style="list-style-type: none"> <li>• A resident asked how changes will affect residents. Mr. Gormont explained that changes will not affect property owners unless there is development and building which would be subject to the new ordinance.</li> <li>• A resident asked what types of changes the county is requesting concerning Stormwater management. The Solicitor clarified that sections are being deleted and amending so that the Twp. Stormwater ordinance includes all the standards required.</li> </ul> Closed 7:10 p.m.		
Adoption of Ordinance (2012-04)	<b>Mr. Updyke moved, seconded by Mr. Gearhart, to approve An Ordinance Amending The Code Of The Township Of Mount Joy, Adams County, Pennsylvania By Amending The Mount Joy</b>		

	<b>Township Subdivision And Land Development Ordinance By Deleting Or Deleting Sections Relating to Stormwater Management And By Amending The Mount Joy Township Zoning Ordinance By Amending Or Deleting Sections Relating To Stormwater Management. Motion carried unanimously.</b>		
Ordinance (2012-05)	An Ordinance Amending The Code Of The Township Of Mount Joy, Adams County, Pennsylvania, By Deleting Current Chapter 81 In Its Entirety And Replacing It With A New Chapter 81 Entitled Stormwater Management Ordinance.  Solicitor recommending 5 amendments to Ord. draft: <ol style="list-style-type: none"> <li>1. Section 304 A.2., to correct reference 304.A change to 304.A.2.</li> <li>2. Section 402.A.25., remove extra word – <del>time</del>.</li> <li>3. Section 403.C.2., remove extra 0 in section reference 3010 change to 310.</li> <li>4. Section 403.C.3., remove extra underline between Supervisors <u>shall</u>.</li> <li>5. Section 405.A., to correct reference 403.B.1.e. change to 403.B.1.b.</li> </ol>		
Adoption of Ordinance (2012-05)	<b>Mr. Gearhart moved, seconded by Mr. Updyke, to approve An Ordinance Amending The Code Of The Township Of Mount Joy, Adams County, Pennsylvania, By Deleting Current Chapter 81 In Its Entirety And Replacing It With A New Chapter 81 Entitled Stormwater Management Ordinance with Solicitor's 5 amended recommendations listed. Motion carried unanimously.</b>		
Adjournment	Public Hearing Meeting closed: 7:19 p.m.		
<b>Supervisors' Regular Mtg. Reconvened</b>	Time: 7:19 p.m.		
<b>Approval of Minutes</b>	<ul style="list-style-type: none"> <li>• July 19, 2012 Regular Meeting Minutes</li> <li>• Aug. 2, 2012 Supervisors' Workshop.</li> </ul>	<p><b>Mr. Gearhart moved, seconded by Mr. Trostle to approve Minutes as amended. Motion carried unanimously.</b></p> <p><b>Mr. Updyke moved, seconded by Mr. Gearhart, to approve Minutes as amended. Motion carried unanimously.</b></p>	
<b>Chairman's Statement – John Gormont</b>	No comments at this time.		
<b>Solicitor's Report – Susan Smith, Esq.</b>	Solicitor's Report presented.		<b>Mr. Updyke moved, seconded by Mr. Trostle, to accept Report as presented. Motion carried unanimously.</b>
<b>Persons Requesting Time on Agenda</b>	No requests.		
<b>Announcements</b>	No announcements.		
<b>Treasurer's Reports</b>	Approval of Monthly Finance Report		<b>Mr. Updyke moved, seconded by Mr. Trostle, to accept Report as presented. Motion</b>

	Approval Bills Paid Report.	<b>carried unanimously. Mr. Gearhart moved, seconded by Mr. Updyke, to accept Report as presented. Motion carried unanimously.</b>	
<b>Road Report</b>	Report presented.	<b>Mr. Trostle moved, seconded by Mr. Clark, to accept Report at presented. Motion carried unanimously.</b>	
<b>Subdivision and Land Dev.</b>			
The Links at Gettysburg – Lighting Plan	Applicant is granting a 90 day extension. Plan is still being revised.	<b>Mr. Gearhart moved, seconded by Mr. Clark, to accept the 90 day extension for The Links at Gettysburg Lighting Plan as presented. Motion carried unanimously.</b>	
Olswski Tract Preliminary/Final Subdivision and Land Development Plans	<p>Mr. Sharrah, Sharrah Design Group, presented Preliminary/Final Plans. See attached: Wm. F. Hill &amp; Assoc., Inc. letter dated July 23, 2012: Barlow Fire Co. Chief, Dave Maring written comments.</p> <p>Modification recommendations:</p> <ol style="list-style-type: none"> <li>1. SALDO 86-30.F(4) – The minimum top width of a detention basin berm shall be 10 ft. The Applicant has requested a modification of this section to an 8 ft. berm width.</li> <li>2. SALDO 86-30.F(6) – The maximum slope of earth detention basin embankments shall be 5:1. The Board of Supervisors may permit a reduction of this slope to 3:1 if the proposed slopes can be maintained properly. The Applicant has requested a modification of this section to utilize 3:1 slopes for the detention basin embankment.</li> <li>3. SALDO 86-30.H(2) – This section establishes the minimum slope of drainage pipe of 0.5%. The Applicant has requested a modification of this section to allow for a minimum drainage pipe slope of 0.35%, as depicted on the plans.</li> </ol> <p>Barlow Volunteer Fire Co. Fire Chief, Dave Maring, presented comments and requests:</p> <ul style="list-style-type: none"> <li>• Hydrant must match existing Outlet's hydrants.</li> <li>• May require relocation of fire hydrant.</li> </ul>	<p><b>Mr. Gearhart moved, seconded by Mr. Clark, to approve the 3 modifications recommended by W. F. Hill &amp; Assoc. in the July 23<sup>rd</sup> letter in reference to the Olswski Tract Preliminary/Final Subdivision and Land Development Plan for Conditional Use. Motion carried unanimously.</b></p> <p><b>Mr. Updyke moved, seconded by Mr. Gearhart, to approve the Olswski Tract Preliminary/Final Subdivision and Land Development Plan with the 3 conditions defined in the Wm F. Hill &amp; Assoc. letter dated July 23<sup>rd</sup> and the comments from Barlow Fire Chief, numbers 4,5,6, and 7, related to the development plans. Motion carried unanimously.</b></p> <p>Mr. Sharrah stated that he will incorporate most of the requests by Mr. Maring, however, some requests are outside agency and not related to a conditional use approval based on the</p>	

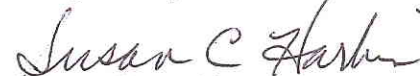
	<ul style="list-style-type: none"> <li>• Revise Plan, page LDd8, showing 6" water supply from Outlets.</li> <li>• Clear access on north and south sides of hotel increase to 25ft.</li> </ul>	engineer's letter.	
Public Comments	No public comments concerning Olszwski Tract Preliminary/Final Subdivision Plans.		
<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>	
Krug Road	Mr. Vranich reported that he has received communication from PennDot concerning Krug Rd. intersection. Officially PennDot will not do any improvements to this intersection, drainage, or roadway.	Discuss further at Workshop mtg.	Future Wkshp Mtg.
Stormwater Management Design Manual	Mr. Vranich presented a Stormwater Management Design Manual to the Brd. of Supervisors. This model is intended for the landowner to review and use as a guide for stormwater management.	Mr. Gormont asked Mr. Clark to review manual and report back to Supervisors.	
Stormwater Management Fee Schedule	Sample fee schedule presented.	Discuss further at Workshop mtg. Need to consider what the twp fee would be for administrative fees.	Future Wkshp Mtg.
<b>Zoning Officer's Report Cindy Smith</b>	Report presented.	<b>Mr. Gearhart moved, seconded by Mr., Updyke to accept Report as presented. Motion carried unanimously.</b>	
<b>Land and Sea Services, LLC, Building Inspections</b>	Report presented.	<b>Mr. Updyke moved, seconded by Mr. Clark, to accept Report as presented. Motion carried unanimously.</b>	
<b>Open Records Officer Report</b>	<ul style="list-style-type: none"> <li>• Stuart Kravits Requesting a Finer Breakdown of Expenditures of the Audit Document</li> <li>• Elaine Magee, Altoona Builders Exchange, Inc. Requesting a List of Bidders for the Seal Coat Project</li> <li>• Amanda Wheeler, Construction Journal Requesting a Bid Package for the Seal Coat Project</li> <li>• Brenda Jones, Construction Data Company News Requesting Plan Holders List for the Seal Coat and Line Painting Projects</li> </ul>		
<b>Monthly Fire Co. Reports</b>	Fire Calls & EMS		
	<b>MJT Calls per month</b>	<b>YTD Calls in MJT</b>	
1. Alpha Fire Company	2 (July)	18	
2. Barlow Fire Company	4 (July)	21	
3. Bonneauville Fire Co.	2 (June)	27	
4. Gettysburg Fire Co.	9 (June)	60	

<b>Correspondence</b>	<ul style="list-style-type: none"> <li>• Letter from Community Media dated July 16, 2012 requesting support for ACTV in 2013</li> <li>• Letter from Anchor House dated July 19, 2012 thanking the Township for the use of their property</li> <li>• Letter from S. G. Marinos dated July 28, 2012 regarding a World War II re-enactment</li> <li>• Letter from ACCOG dated July 30, 2012 regarding the PACOG Conference held Sept. 7 &amp; 8, at the Wyndham Hotel in Gettysburg</li> </ul>		
<b>Committee/Board Reports</b>			
<u>Personnel</u> G. Clark, B. Trostle Personnel Manual		Supervisors to review revisions.	Forward to Supervisors' Reg. Mtg. 9/20/12
<u>Finance</u> J. Gormont, D. Updyke	<ul style="list-style-type: none"> <li>• Mr. Updyke will provide a copy of the 2012 proposed budget to Supervisors for review and discussion at a later date.</li> <li>• Gettysburg and Littlestown Recreation Programs contributions have been made.</li> <li>• Currently determining funds to be distributed to Fire Companies.</li> </ul>		
<u>Planning Commission</u>	No report at this time.		
<u>Planning, Land Use &amp; Zoning - G. Clark</u>	No report at this time.		
<u>Building &amp; Grounds</u> M. Gearhart	Septic system distribution box was not functioning properly. It was crushed and filled up with water. Septic system has been repaired.		
<u>Roads</u> D. Updyke	Winter Municipal Services Renewal Contract presented. The Twp. maintains several PennDot roads. Contract indicates funding from PA for maintenance of roads throughout the winter.		
<u>Public Safety</u> B. Trostle	No report at this time.		
<u>Council of Government</u> M. Gearhart	ACCOG June minutes presented. ACCOG is asking municipalities to contact fire companies and ask them to work with John Senft, who is the contractor for the Fire Company Funding Study. DECD has approved a grant and municipalities are sending in their portion of the study costs.		Forward to Supervisors' Reg. Mtg. 9/20/12
<b>Other Business</b>			
McAlister Junk Yard Permit	Information presented at the last mtg. for: J12-06, John McAlister junkyard, 3668 Baltimore Pike,	<b>Mr. Gormont moved, seconded by Mr.</b>	

	Littlestown, PA	<b>Clark, to grant junkyard License #12-06 as a non-conforming use for, to include a footprint of junkyard as it is today, to John McAlister for 3668 Baltimore Pike, Littlestown, PA. Motion carried unanimously.</b>	
	<p>Mr. Gormont addressed issue concerning what is the non-conforming use of MJT junkyards and what part of the property does the non-conforming use occupy.</p> <p>He is asking the Brd. to take action by approving the Twp engineer to do a survey of all junkyards in MJT. The total space in use today for the junkyard will be surveyed and recorded as the footprint for the junkyard and used for future reference as defined acreage for non-conforming use, with no expansion beyond recorded space noted.</p>	<p>Supervisors agreed to have Twp. Engineer do a survey of all MJT junkyards.</p> <p>Junkyard owners will have an opportunity to comments and present evidence the Brd. if they disagree with survey findings.</p>	
<b>New Business</b>			
White Run Regional Municipal Authority	Twp. received a letter from Nina Dolly applying for a vacated position on White Run Regional Municipal Authority. Mr. Gormont is recommending her for the position.	<b>Mr. Gormont moved, seconded by Mr. Updyke to appoint Nina Dolly to White Run Regional Municipal Authority Board filling a vacated position until 2015, effective immediately. Motion carried unanimously.</b>	
Seal Coating Bids	<p>The township has received 2 bids in response to an ad placed in the Gettysburg Times newspaper. Bids remained sealed, and were opened at 8:37 pm during the Board of Supervisors' Regular Meeting.</p> <p>18,860 Sq Yd – provide and place single bituminous seal coat CRS-2PM or RS-2PM and #8 aggregate at 1.0% wash as per PennDot Pub 408 Specifications.</p> <p>BID #1: Mr. Updyke opened and read the bid. Stewart &amp; Tate, Inc. 950 Smile Way, Suite B York, PA 17404 Total: \$25,461.00</p> <p>BID #2: Mr. Clark opened and read the bid. Hammaker East, LTD. 1514 Black Gap Rd.</p>	<b>Mr. Clark moved, seconded by Mr. Gearhart, to accept the contract for \$21,877.60 from Hammaker East, Ltd., for seal coating as specified for Mt. Joy Township roads. Motion carried unanimously.</b>	

	Fayetteville, PA 17222 Total: \$21,877.60  Both companies have satisfied the technical requirements for the bid.		
Line Painting Bids	The township has received 1 bid in response to an ad placed in the Gettysburg Times newspaper. Bid remained sealed, and was opened during the Board of Supervisors' Regular Meeting.  42,197 LF of 4" Single Yellow Line 58,764 LF of 4" Double Yellow Line 58,764 LF of 4" Single White Line  Traffic zone paint and beads to meet PennDot specifications.  BID: Mr. Clark opened and read the bid. Midlantic Marking, Inc. PO Box 7997 Gaithersburg, MD 20898 Total: \$21,214.53  Single yellow line painting will come from General Fund, not Liquid Fuels monies.	<b>Mr. Clark moved, seconded by Mr. Trostle, to accept the contract for \$21,214.53 from Midlantic Marking, Inc., for line painting as specified for Mt. Joy Township roads. Motion carried unanimously.</b>	
<b>Executive Session</b>	Start: 8:47 pm Topic: Personnel matter. Meeting Reconvened: 8:58 pm		
<b>Adjournment</b>	Meeting adjourned 9:01 pm.		

Respectfully Submitted,



Susan C. Harbin

Secretary/Treasurer



**WM. F. HILL & ASSOC., INC.**  
PROFESSIONAL ENGINEERS  
CIVIL & MUNICIPAL & ENVIRONMENTAL

Phone: (717) 334 - 9137  
Fax: (717) 334 - 0714

July 23, 2012

Mount Joy Township Board of Supervisors  
and Planning Commission  
902 Hoffman Home Road  
Gettysburg, PA 17325

Subject: Preliminary/Final Subdivision and Land Development Plan Review  
Olswski Tract Property  
Mount Joy Township, Adams County, PA  
Plan Date: 05/17/12 Revised: 07/05/12  
Last Supervisors Meeting: September 20, 2012  
Supervisors Action Deadline: October 8, 2012

Dear Ladies and Gentlemen:

We have reviewed the Revised Preliminary/Final Subdivision and Land Development Plan for the subject property, as prepared by Sharrah Design Group, Inc. The Plan consists of fifteen (15) Land Development Plan Sheets, five (5) E&S Plan Sheets, four (4) PCSM Plan Sheets, and related supporting documentation. The Plan is proposing the subdivision of the subject property into three (3) parcels. One parcel will become a lot addition to the existing SVSC property, one parcel will be developed into a hotel, and the third parcel will be developed into a restaurant. The property is located adjacent to the Outlet Shoppes at Gettysburg. We offer the following comments for your review and consideration:

**Mount Joy Township Zoning Ordinance (ZO)**

1. ZO 110-125.C – Fire lanes shall be provided where required by state and federal regulations. The specific locations shall be shown on the Plans. The locations are subject to review by Township Fire Officials. Please provide an approval letter from the Township Fire Officials. The Developer has submitted Plans to the Barlow Fire Chief.
2. ZO 110-146.E(18), SALDO 86.13.B(28) – Certification of ownership and acknowledgement of the Plans shall be signed by the Owner.

**Mount Joy Township Subdivision and Land Development Ordinance (SALDO)**

3. SALDO 86-13C(5) & SWM 81-16.C – Final designs of bridges and culverts shall be approved by the Pennsylvania DEP prior to signatures of the Supervisors. Please provide the appropriate permits to the Township upon approval.
4. SALDO 86-13.C(11) – Sewage facilities planning must be completed prior to Plan approval.
5. SALDO 86-15.A(4) – With regard to the lot addition parcel, the applicant shall file in the Miscellaneous Docket in the Recorder of Deeds Office of Adams County a memorandum that the subject property shall be considered one single tract for subdivision purposes and

207 Baltimore Street & Gettysburg, Pennsylvania 17325



the said tract shall not be subdivided by the applicant in the future without resubmission for subdivision purposes. Proof of recordation shall be submitted to the Township upon approval.

6. SALDO 86-15.A(5) – A new deed encompassing both parcels must be filed with the County Recorder of Deeds. Proof of recordation shall be submitted to the Township upon approval.
7. SALDO 86-28.A(4) – Upon completion of any sanitary sewer system installation, the plan for the system as-built shall be filed with the Township. We recommend a lump sum amount shall be a bonded item for the as-built plan preparation.
8. SALDO 86-28.C(2) – DEP has stated that the proposed water extension from the Outlet Shoppes to the new development does not meet the requirements of a Public Utility. Please refer to the email correspondence from DEP dated July 11<sup>th</sup> for further clarification. As such, any and all legal documents involved in establishing an organization or association between the Shoppes and the proposed lots must be submitted and approved by the Township.
9. SALDO 86-29 – In coordination with fire lane reviews, the local fire authority shall also review the fire hydrant location serving the properties.
10. SALDO 86-39 – Bonding for the proposed project shall be submitted to the Township Engineer for review and approval prior to Plan approval. The developer shall post the approved bond and submit the bond to the Township prior to Supervisor signature and release of the Plans.

#### Stormwater Management Comments

11. SWM 81-31.A & SALDO 86-30.K(2) – The Mount Joy Township Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement (Appendix C) must be signed and recorded prior to Plan approval.
12. SALDO 86-30.F(4) – The minimum top width of a detention basin berm shall be 10 feet. **The Applicant has requested a modification of this section to an 8 foot berm width. Our office would support this modification.**
13. SALDO 86-30.F(6) – The maximum slope of earth detention basin embankments shall be 5:1. The Board of Supervisors may permit a reduction of this slope to 3:1 if the proposed slopes can be maintained properly. **The Applicant has requested a modification of this section to utilize 3:1 slopes for the detention basin embankment. Our office would support this modification.**
14. SALDO 86-30.H(2) – This section establishes the minimum slope of drainage pipe of 0.5%. **The Applicant has requested a modification of this section to allow for a minimum drainage pipe slope of 0.35%, as depicted on the plans. Our office would support this modification.**



# Barlow Volunteer Fire Co., Inc.

2005 TANEYTOWN ROAD GETTYSBURG, PENNSYLVANIA 17325

Proposed Hotel and Restaurant  
Olszewski Tract PHONE: 334-1717

- ① water using water at outlets system liability to Fire Department / way the pump is setup on system.
- ② Entrance behind 7-11 From Day one was supposed to have an Access gate not post stuck in ground. This may be used more if Expansion continues
- ③ water to project is Not in the original outlet Build plans.
- \* ④ Hydrant must match Existing As on Outlet Hydrants Stantz Adaptors
- \* ⑤ May Request move Hydrant
- \* ⑥ Plan Page L08 Showing 6" water supply From outlets should be 8"
- \* ⑦ Clean Access North & South sides of Hotel to 25'
- ⑧ Estimated Flow Hydrant on Site / with Actual Flow Rates Upon completion