

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS  
TOWNSHIP BUILDING  
100 HILL ROAD, DENVER, PA  
THURSDAY, MARCH 21, 2024, 7:00 PM**

**CALL TO ORDER** by Chair Bonura at 7:00 PM.

**ATTENDANCE**

Lorenzo Bonura, Chair	[X]
Jeff Mitchell, Vice Chair	[X]
Daniel Burton, Jr.	[X]

**ANNOUNCEMENTS & INFORMATIONAL ITEMS**

- Mr. Burton led the meeting with a prayer.
- Chief Savage presented certificates of commendation to Sergeant Zachary Weaver, Officer Rachael Odenwalt, and Officer Brandon Eberly for life-saving efforts provided during a recent incident. Chief Savage also recognized the life-saving efforts provided by Citizen Antonette Demaddis, who was unable to attend this evening's meeting.
- Chair Bonura announced East Cocalico Township was awarded the 2024 Governor's Award for Local Government Excellence for the East Cocalico Township FS4 Program.
- Chair Bonura noted this evening's meeting is being recorded for rebroadcast.

**PUBLIC COMMENT, AGENDA ITEMS**

- Dan Becker, East Cocalico Township Authority, commented on ECTA review of proposed Ordinance 2024-01, and on proposed Ordinance 2024-02.

**ACTION ITEMS**

meeting minutes – Chair Bonura made a motion to approve the March 7 Meeting minutes, with a revision to note a well protection comment as to the rezone petition submitted by Denver Road Partners, LLC (RZ 2024-01). The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

Public Hearing – Matt Creme, Township Solicitor, announced and opened a Public Hearing to consider Ordinance 2024-01 at 7:16 PM.

A court reporter transcribed the proceedings.

At 8:03 PM Chair Bonura made a motion to close the hearing. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

Ordinance 2024-01 – Chair Bonura made a motion to adopt Ordinance 2024-01, to amend the Official Zoning Map to rezone property at Stone Hill Road and Gehman School Road to the Light Industrial Zone from the Agricultural Zone. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

Public Hearing – Matt Creme, Township Solicitor, announced and opened a Public Hearing to consider Ordinance 2024-02 at 8:12 PM.

A court reporter transcribed the proceedings.

At 8:24 PM Chair Bonura made a motion to close the hearing. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Ordinance 2024-02 – Chair Bonura made a motion to adopt Ordinance 2024-02, to amend the Code of the Township of East Cocalico to establish roadway restoration requirements. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

public comment – Tracy Sonnemann, East Cocalico Township, commented on animal control requirements and enforcement.

Resolution 2024-09 – Ron Hershey, Engineer for the Applicant, provided an overview of a proposed subdivision at 141 North Reamstown Road. Mr. Hershey commented on public water and public sewer status, project escrow, right-of-way dedication, and frontage improvements.

Chair Bonura made a motion to adopt Resolution 2024-09, to grant Preliminary and Final Plan Approval to 141 North Reamstown Road (LD 2023-09), a two-lot subdivision at North Reamstown Road. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Resolution 2024-10 – Mr. Hershey, Engineer for the Applicant, provided an overview of a proposed lot annexation plan at 42 Smokestown Road. Mr. Hershey commented on public sewer status, approval of an outside agency, right-of-way dedication, and frontage improvements.

Chair Bonura made a motion to adopt Resolution 2024-10, to grant Preliminary and Final Plan Approval to 42 Smokestown Road (LD 2023-11), a lot annexation plan at Smokestown Road. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

Resolution 2024-11 – Tommy Ryan, Township Manager, provided an overview of a grant application for funding of certain improvements Stoney Pointe Park.

Chair Bonura made a motion to adopt Resolution 2024-11, to authorize submission of a grant application to the Pennsylvania Department of Conservation and Natural Resources, Community Conservation Partnerships Program, for improvements at Stoney Pointe Park. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

plan recommendation – John Fuehrer, Engineer for the Applicant, provided an overview of a proposed plan of lot line change at Steffy Road.

Chair Bonura made a motion to waive Final Plan requirements for Rank/Brubaker (LD 2024-01), a lot line change at Steffy Road, Brecknock Township, and to defer Final Plan approval to Brecknock Township, conditioned upon the Applicant satisfying all comments in the Technicon Enterprises Inc., II review letter dated January 25, 2024. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Denver Road Partners, LLC (RZ 2024-01) – Claudia Shank, Counsel for the Petitioner, provided an overview of a request to rezone certain lands at Denver Road to Light Industrial Zone from High Density Residential Zone. Ms. Shank commented on proposed residential density.

Mr. Mitchell commented on parking requirements, stormwater management, and recreational facilities. Mr. Burton commented on wellhead protection area. Chair Bonura commented on construction of the residential portion of the proposed development.

Andy Miller, Petitioner, commented on financial viability of the proposed uses.

Chair Bonura made a motion to accept and refer out for reviews a petition to rezone properties at Denver Road, and to revise certain portions of the Township Code, as submitted by Denver Road Partners, LLC (RZ 2024-01). The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

425 South Muddy Creek – Mike Reinert, Township Engineer, provided an overview of a security release for various improvements made at 425 South Muddy Creek Road.

Chair Bonura made a motion to approve the release, in part, of security posted for various improvements made at 425 South Muddy Creek Road, in the amount of \$223,945.31. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

20 Brunners Grove – Mike Reinert, Township Engineer, provided an overview of an improvement agreement and a stormwater management and easement agreement at 20 Brunners Grove Road.

Chair Bonura made a motion to execute an Improvement Guarantee Agreement, and a Stormwater Management and Easement Agreement, for certain improvements to be installed at 20 Brunners Grove Road. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

2024 Road Program – Chair Bonura made a motion to award the base and alternate bids for the 2024 Road Program to Brubacher Excavating Inc., Bowmansville, PA, the lowest responsive and responsible bidder, in the amount of \$578,604.50. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Reamstown Pool 2024 rates – Chair Bonura made a motion to approve rates for the Reamstown Pool for the 2024 Season, as presented. The motion was seconded by Mr. Burton.

Mr. Mitchell commented on rate increases. Doug Mackley, East Cocalico Township, commented on rate increases.

By unanimous vote the motion was approved.

hauler license agreement – Chair Bonura made a motion to execute a license agreement with B&L Carson Disposal Service LLC for the balance of Collection Year 2024. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Stevens Fire Company toll road – Chair Bonura made a motion to approve a toll road event to be conducted by the Stevens Fire Company on Saturday April 6, from 8:00 AM to 5:00 PM, weather permitting. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

ratification, Public Works Laborer – Chair Bonura made a motion to ratify the hire of Clayton Fable, Public Works Laborer, subject to the terms set forth in a conditional offer of employment dated March 11, 2024. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

appointment, Deputy Tax Collector – This matter will be considered at a future meeting.

appointment, Zoning Hearing Board – Chair Bonura made a motion to approve the appointment of Kim Shupp, Zoning Hearing Board Alternate Member, for the balance of a three-year term to expire on December 31, 2026. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

appointment, Recreation Board – Chair Bonura made a motion to approve the appointment of Zebulon Rineer, Recreation Board Member, for the balance of a five-year term to expire on December 31, 2026. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

interfund transfers, bill lists & payroll – Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amounts of \$75,160.69, for the week of March 8, 2024, and \$9,401.98, for the week of March 14, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the Street Light Fund list of bills in the amount of \$14,792.97, for the week of March 14, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the Capital Reserve Fund list of bills in the amount of \$3,103.91, for the week of March 8, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$89,652.51, for the pay period from February 25, 2024 to March 9, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

## **DEPARTMENT REPORTS**

Police – Chief Savage commented on certain calls received and Department activities for the prior month. A written report of call activity for East Cocalico Township and Denver Borough for February 2024 was provided.

Finance – A written report of receipts and expenditures for Township funds through February 2024 was provided.

Public Works – A written report of roads, bridge, parks, and equipment maintenance activities for February 2024 was provided.

Building, Zoning & SEO – A written report of permits issued, applications considered by the Zoning Hearing Board, and sewage enforcement activities for February 2024 was provided.

## **NEW BUSINESS**

- There was no new business discussed at this evening's meeting.

## **OLD BUSINESS**

- Mr. Burton commented on the zoning, and possible rezoning, of certain properties at Stevens Road. Mr. Creme commented on the process to rezone properties. There was

general discussion regarding rezoning. Mr. Mitchell commented on private property rights. This matter will be discussed a future meeting.

#### **PUBLIC COMMENT, NON-AGENDA ITEMS**

- There was no additional public comment at this evening's meeting.

#### **ANNOUNCEMENTS**

- Chair Bonura announced the Board of Supervisors will meet in Executive Session following this evening's meeting regarding a matter of litigation, in specific East Cocalico Township v. East Cocalico Township Tax Collector Jill Cordan.
- Chair Bonura announced the Board of Supervisors will next meet on Thursday, April 4, at 7:00 PM, at the Township Building.

#### **ADJOURNMENT**

There being no further business, at 9:51 PM Chair Bonura made a motion to adjourn the meeting. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

Respectfully Submitted:

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Tommy Ryan  
Township Manager