

EAST COCALICO TOWNSHIP
BOARD OF SUPERVISORS MEETING AGENDA

Thursday, March 16, 2023, 9:00 AM

Township Building, 100 Hill Road

held in person and via “live” Zoom

1) CALL TO ORDER & PLEDGE OF ALLEGIANCE

2) EXECUTIVE SESSION ANNOUNCEMENT

3) MEETING MINUTES

- a) motion: approve March 2, 2023 Board of Supervisors Meeting minutes

4) PRESENTATIONS

- a) proposed K-9 Program

5) ACTION ITEMS

- a) motion: grant Preliminary/Final Plan approval for 300 Stevens (LD 2022-02)
- b) motion: grant Preliminary/Final Plan approval for Walmer (LD 2022-04)
- c) motion: authorize release of financial security for Stoney Pointe Phase II (LD 2010-01)
- d) motion: approve review period waiver for Roechling (LD 2022-01)
- e) motion: award bid for Reamstown Heights Storm Sewer Repair Project
- f) motion: execute proposal for ARPA Culverts Replacement Project
- g) motion: appoint W. Allen Maxwell to the Planning Commission
- h) motion: accept resignation of Joe Beker from the Recreation Board

6) DEPARTMENT REPORTS

- a) Police Department
- b) Financial Administrator
- c) Road Master
- d) Building / Zoning / SEO
- e) MS4 Coordinator

7) TREASURERS REPORT

- a) motion: authorize list of bills for payment

8) INFORMATIONAL ITEMS

- a) motion: authorize Stevens Fire Company toll road fundraiser on Saturday, April 1st

Please note: All meetings are recorded and videotaped. The purpose of the recordings is to assist with the preparation of meeting minutes. The purpose of the video is to upload the video to [YouTube.com](https://www.youtube.com) for public viewing and archival purposes. All recordings and videos will be deleted from the Township server upon approval of the meeting minutes. To access meeting videos on YouTube, Google “YouTube East Cocalico Township” and select the meeting to be viewed.

9) NEW BUSINESS

10) OLD BUSINESS

11) PUBLIC COMMENT

- a) Public comment for non-agenda items only.

12) ANNOUNCEMENTS

- a) The Board of Supervisors will next meet on Thursday, April 6, 2023, at 7:00 PM, at the Township Building, 100 Hill Road. This meeting will also be broadcast live on Zoom.

13) ADJOURNMENT

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
THURSDAY, MARCH 16, 2023, 9:00 AM**

CALL TO ORDER by Chair Bonura at 9:00 AM

ATTENDANCE

Lorenzo Bonura, Chair	[X]
Jeff Mitchell, Vice Chair	[X]
Romao Carrasco	[X]

ANNOUNCEMENTS

- Chair Bonura requested prayers for the Hoffert family. A moment of silence was observed.

MEETING MINUTES

Mr. Mitchell made a motion to approve the March 2, 2023 Meeting minutes as presented. The motion was seconded by Chair Bonura.

There was no public comment.

The motion was approved 2-0, with Mr. Carrasco abstaining.

PRESENTATIONS

K-9 Program – Corporal Luongo provided an overview of a proposed K-9 Program. Corporal Luongo commented on operations, overtime usage, and the potential utilization of compensatory time. Corporal Luongo commented on fundraising efforts.

Supervisor Mitchell commented on expenses, impact to staffing, and fundraising efforts.

Matt Creme, Township Solicitor, commented on charitable contribution regulations; Mr. Creme will forward information on same to the Township.

ACTION ITEMS

300 Stevens Road (LD 2022-02) – Casey Kerschner, Becker Engineering, provided an overview of a proposed two-lot subdivision at Stevens Road. Mr. Kerschner commented on a shared access drive. Mr. Kerschner noted no building or other improvements were proposed at this time.

Chair Bonura made a motion to (a) conditionally approve the 300 Stevens Road Final Minor Subdivision Plan, LD 2022-02, subject to the applicant/applicant's consultant addressing the

comments in the Becker Engineering, LLC Review Letter No. 3 dated March 9, 2023, to the satisfaction of the Township, (b) authorize the Board of Supervisors to sign the 300 Stevens Road Final Minor Subdivision Plan when executed and certified by all necessary parties and submitted to the Township in a form acceptable to the Township; and, (c) approve the following waiver/modifications of the East Cocalico Township Subdivision and Land Development Ordinance: (1) a waiver/modification of §194-27.A related to the driveway, and allow the existing driveway to serve more than one single-family dwelling as required by the SALDO; (2) a waiver/modification of §194-34.D.(4) related to the requirement for proposed lots to front on a street, and to instead allow the creation of a lot without street frontage; (3) a waiver/modification of §194-13.B.(1) related to identifying and depicting significant topographic features on the subject property; (4) a waiver/modification of §194-13.B.(3) related to identifying and depicting existing physical features within 200' of the subject property; (5) a waiver/modification of §194-13.B.(4) related to obtaining PNDI clearance for the subject property; and, (6) a waiver/modification of §194-23.B.(3)(a) & §194-40.B related to confirming the presence or absence of wetland areas related to the subject properties. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Walmer (LD 2022-04) – Casey Kerschner, Becker Engineering, provided an overview of a proposed two-lot subdivision at Holtzman Road. Mr. Kerschner commented on a shared access drive. Mr. Kerschner noted no building or other improvements were proposed at this time.

Chair Bonura made a motion to (a) conditionally approve the Subdivision Plan for Sidney L. & Susan C. Walmer, LD 2022-04, subject to the applicant/applicant's consultant addressing the comments in the Becker Engineering, LLC review letter dated March 9, 2023, to the satisfaction of the Township, (b) authorize the Board of Supervisors to sign the Subdivision Plan for Sidney L. & Susan C. Walmer when executed and certified by all necessary parties and submitted to the Township in a form acceptable to the Township, and (c) approve the following waiver/modifications and deferrals of the East Cocalico Township Subdivision and Land Development Ordinance and deferrals of Chapter 185, Stormwater Management Ordinance: (1) a waiver/modification of §194-9 related to Preliminary Plan requirements to authorize the plan to be submitted and processed as a combined Preliminary/Final Development Plan; (2) a waiver/modification of §194-25.C.(1) related to improving the existing adjacent roadways; (3) a waiver/modification of §194-39 related to delineating and depicting floodplains, unless and until improvements are proposed in those areas; (4) a waiver/modification of §194-40 related to delineating and depicting wetlands, unless and until improvements are proposed; (5) a waiver/modification of §194-14.C.(4) related to depicting all key physical features within 200' of the subject property; (6) a waiver/modification of §194-46.B.(4) related to park and open space requirements to accept the \$1,000.00 fee in-lieu-of dedication of land as coordinated with the Township, based on market values of comparable properties; and, (7) a deferral of §194-14.D.(4), §194-14.D.(13), §194-14.E.(3), §194-38, and Chapter 185, Stormwater Management Ordinance, conditioned upon notation being contained on the plan stating, "The building permit will not be issued until the stormwater management plan has been approved by the Township (and PA DEP if an NPDES permit is required). Prior to issuance of a building permit for a single-family dwelling and/or other improvements, the applicant shall obtain approval of a stormwater management plans satisfying the requirements of the Township Stormwater Management and Earth Disturbance Ordinance current at the time the stormwater management plan is submitted, the stormwater management plan and stormwater easement agreement is recorded, and financial security posted. Should improvements and/or structures be proposed that do not require a

building permit, the same requirements shall apply before the applicable permits will be issued". The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Stoney Pointe Phase II (LD 2010-01) – Mr. Kerschner noted a final inspection of all required improvements was made, and confirmed all outstanding items have been addressed.

Mr. Carrasco made a motion to authorize the release of the remaining financial security associated with Stoney Pointe Phase II, LD 2010-01, Financial Security/18-Month Maintenance Security. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Roechling (LD 2022-01) – Mr. Kerschner provided an overview of a proposed expansion to an existing medical facility at Denver Road.

Chair Bonura made a motion to accept a waiver of the review period for Roechling, LD 2022-01. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Reamstown Heights Storm Sewer Repair Project – Josh Kennedy, Becker Engineering, provided an overview of bids received to line storm sewer pipes in the Reamstown Heights neighborhood. Mr. Ryan commented on Community Development Block Grant funds received for the project, required local match, and available funding sources for the required local match. The Members reviewed available funding sources for the required local match, with the source to be determined.

Chair Bonura made a motion award a bid for the Reamstown Heights Storm Sewer Repair Project to Mr. Rehab, LLC, Mechanicsburg, PA, the lowest responsive and responsible bidder, in the amount of \$289,867.50. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

ARPA Culverts Replacement Project – Mr. Ryan provided an overview of a proposal received for design, permitting, bidding, inspection, and related services for the replacement of two culverts at Hill Road and White Oak Road. Mr. Ryan noted a portion of the improvements to be made are funded by an American Rescue Plan Act grant received from Lancaster County.

Chair Bonura made a motion to approve a proposal submitted by RETTEW Associates, Inc, dated February 2, 2023, in the amount of \$174,890.00. for design, permitting, bidding, inspection, and related services, for the ARPA Culverts Replacement Project. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Appointment – Mr. Mitchell made a motion to appoint W. Allen Maxwell to the Planning Commission, to a term to expire on December 31, 2026. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Resignation – Chair Bonura made a motion to accept the resignation of Joe Becker from the Recreation Board. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

DEPARTMENT REPORTS

- Police – Interim Chief Savage noted calls for service received and Department activities.
- Finance – There was no report for this morning's meeting.
- Public Works – Chair Bonura noted road, park, and facility maintenance work completed.
- Building, Zoning & SEO – Mr. Ryan noted building and zoning permits issued.
- MS4 – Ken McCrea commented on the status of the Township's MS4 permit, and on MS4 program discussions at the Pennsylvania Department of Environmental Protection.

TREASURER'S REPORT

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$103,015.08, from March 2, 2023 to March 8, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell Made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$68,720.31, from March 10, 2023 to March 15, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the Light Fund Bank Account list of bills in the amount of \$14,091.53, March 10, 2023 to March 15, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$90,262.22, for payroll dated March 1, 2023, for the pay period from February 12, 2023 to February 25, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$86,594.57, for payroll dated March 15, 2023, for the pay period from February 26, 2023 to March 11, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

MANAGEMENT / INFORMATIONAL ITEMS

Act 65 notice – Mr. Mitchell made a motion to amend the agenda to include an additional action item, in specific to consider a request from the Stevens Fire Company to conduct a toll road fundraising event. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved

Stevens Fire Company Toll Road request – Mike Musser, Assistant Fire Chief, Stevens Fire Company, requested Board of Supervisor approval to conduct a toll road fundraising event at Wabash Lane and South Line Road on Saturday, April 1.

Mr. Carrasco made a motion to approve Stevens Fire Company request to conduct a toll road fundraising event at Wabash Lane and South Line Road on Saturday, April 1. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved

NEW BUSINESS

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

OLD BUSINESS

There was no old business discussed at this morning's meeting.

PUBLIC COMMENT

- David Hollinger, East Cocalico Township, commented on the 2023 tax bill mailing date and on the discount payment period.

ANNOUNCEMENTS

- Chair Bonura noted the Board of Supervisors will next meet at 7:00 PM on Thursday, April 6, at the Township Building, 100 Hill Road.
- Chair Bonura noted the Board of Supervisors will meet in Executive Session immediately following this morning's meeting to discuss a personnel matter, in specific current arbitration, and a real estate matter, in specific potential property acquisition.

ADJOURNMENT

There being no further business, at 9:56 AM Chair Bonura made a motion to adjourn the meeting. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

Tommy Ryan
Township Manager