

EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS MEETING AGENDA

HELD AT REAMSTOWN FIRE CO., 12 W. CHURCH ST., REAMSTOWN, PA 17567

THURSDAY, JUNE 6, 2019 AT 7:00 P.M.

- 1. CALL TO ORDER AND THE PLEDGE OF ALLEGIANCE**
- 2. PAST MEETING MINUTES APPROVAL:**
 - a) THURSDAY, MAY 16, 2019 BOARD OF SUPERVISOR MINUTES
- 3. DEPARTMENT REPORTS**
 - a) POLICE DEPARTMENT REPORT
 - b) ZONING OFFICER
 - c) ROAD MASTER REPORT
- 4. TREASURERS REPORT**
 - a) AUTHORIZE LIST OF BILLS
- 5. ACTION ITEMS**
 - a) LAND PLANNING ENGINEER:
 - MEMBERS 1ST: SWM&EA, ESTABLISH FINANCIAL SECURITY
 - FOX BROOKE: TIME EXTENSION
 - STURDY BUILT (985 BUILDING EXPANSION): WAIVER OF LAND DEVELOPMENT
 - b) HEATHERWOODS PHASE 4-5: SETTLEMENT AGREEMENT
 - c) C.M. HIGH 2019-2020 PREVENTATIVE MAINTENANCE AGREEMENT
 - d) LANCASTER COUNTY CONSERVATION DISTRICT (LCCD):
MEMORANDUM OF UNDERSTANDING (MOU)

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 the website 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.

6. OLD BUSINESS CONTINUED DISCUSSIONS

- a) MS4
- b) FIRE AND EMS
- c) WOODY WASTE GATE
- d) CIVIC PLUS WEBSITE

7. NEW BUSINESS FOR DISCUSSION

- a) RT. 897 PASSING ZONE (AUTHORIZE MGR. TO PREPARE LETTER TO PENNDOT)
- b) NORTH REAMSTOWN ROAD: TRAFFIC CALMING
- c) STORMWATER ENFORCEMENT OFFICER APPOINTMENT: KEN MCCREA
- d) ACTS OF LOVE: SUMMER LUNCH PROGRAM DISTRIBUTION AT REAMSTOWN PARK

8. MANAGERS REPORT

9. PUBLIC COMMENT

- a) PUBLIC COMMENT FOR NON-AGENDA ITEMS ONLY
- b) SIGN IN BEFORE MAKING PUBLIC COMMENT
- c) STATE NAME AND STREET ADDRESS IN EAST COCALICO TWP.

10. ANNOUNCEMENTS:

11. ADJORNMENT

BOARD OF SUPERVISORS MEETING THURSDAY, JUNE 6, 2019

The advertised meeting of the East Cocalico Township Board of Supervisors was called to order on Thursday, June 6, 2019 at 7:00 p.m., held at the Reamstown Fire Company, 12 West Church Street, Reamstown, PA 17567.

ATTENDANCE:

Supervisors: Chairman Alan R. Fry, Vice Chairman Romao "RC" Carrasco, and Secretary Douglas B. Mackley

Employees: Township Manager H. Scott Russell, Police Chief Keppley, Zoning Officer Tony Luongo, MS4 Technician Ken McCrea, Roadmaster Chris Flory, and Recording Secretary Lisa A. Kashner

Land Planning: Brent Lied

Reporters: Larry Alexander of the Ephrata Review

Visitors:* John Fudrow, Aaron Murray, Chad Weaver, Donny Stover, Harvey Achey, Brian Wise, Chris Wise, Mark Lefever, Dan Burton, Matt Walter, Suzie Mackley, Ralph Buckles, Wesley Hoover, Lorraine Kulp, Jeff Mitchell, and Chanse Firestone

*Only visitors who signed in are listed.

Chairman Fry asked everyone in attendance to rise and pledge allegiance to the Flag and asked for a moment of silence to honor the operations of Tuesday, June 6, 1944 the 75th anniversary of D day

- A video recording of this meeting will be placed on YouTube.

APPROVAL OF PAST MINUTES:

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve the Thursday, May 16, 2019 Board of Supervisors meeting minutes. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

DEPARTMENT REPORTS:

POLICE DEPARTMENT REPORT: It was noted that the Chief's report will be given later on in the agenda.

ZONING OFFICERS REPORT: Mr. Luongo noted that his report will be given at the next Supervisors meeting.

ROAD MASTER REPORT: Mr. Flory read the May 2019 Road Master Report.

TREASURER'S REPORT:

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to approve the June, 2019 list of bills: General Fund \$61,742.08; Recreation Fund \$527.73. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ACTION ITEMS: LAND PLANNING ENGINEER: Mr. Lied highlighted the projects and read the motions.

MEMBERS 1ST PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN (CONDITIONALLY APPROVED): No one was present for this plan. Mr. Lied provided a brief overview of the project status, the prior conditional approval and the motions to be considered tonight to allow the plans and associated legal documents to be signed when submitted to the Township. Mr. Russell stated that there is a possibility that the applicant will enter into a LERTA program, which would result in the park and open space fee in-lieu-of being waived.

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to authorize the Board of Supervisors to sign the Stormwater Management and Easement Agreement (SWMEA) for the Members 1st Preliminary/Final Subdivision and Land Development as prepared by the Township Solicitor and as executed by the applicant and property owner. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**BOARD OF SUPERVISORS MEETING
THURSDAY, JUNE 6, 2019**

ACTION ITEMS: LAND PLANNING ENGINEER: MEMBERS 1ST (CONTINUED)

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve a waiver/modification of §194-46.B.(4) of the Subdivision and Land Development Ordinance to authorize the fee in-lieu-of park and open space land dedication to be calculated based upon the recent purchase price rather than an appraisal value, and acknowledge the acceptance of the corresponding computed fee of \$19,374.99. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to acknowledge the required amount of the financial security to be established with the Township for the Members 1st Preliminary/Final Subdivision and Land Development Plan in the amount of \$310,138.79, per the approved cost opinion prepared by Alpha Consulting Engineers, dated May 31, 2019. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Carrasco made a motion, seconded by Chairman Fry, to authorize the Board of Supervisors to sign the Improvement Guarantee Agreement (IGA) as prepared by the Township Solicitor when executed by the applicant and submitted to the Township with accompanying financial security in the amount of \$310,138.79 in a form acceptable to the Township. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to authorize the Board of Supervisors to sign the Members 1st Preliminary/Final Subdivision and Land Development Plan when appropriately signed by the applicant and property owner and presented to the Township following satisfaction of the outstanding conditions of approval. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

FOX BROOKE – PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN (06-30-2019): No one was present for this plan.

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to accept the written 90-day time extension offer as submitted by the applicant's attorney dated June 6, 2019, which will extend the deadline for action on the Fox Brooke – Preliminary Subdivision and Land Development Plan until September 28, 2019. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

HEATHERWOODS PHASE 4 AND 5 – FINAL PLAN CONDITIONALLY APPROVED: Mr. Lied provided an overview of the status of the Phase 4 and 5 project and the prior conditional plan approval and the associated motions to be considered tonight to allow the plans and associated legal documents to be signed when submitted to the Township. Dan Burton and Chris Wise were present for this plan and had questions related to the Heatherwoods Phase 3 project which is currently under construction. Questions and discussions pertained to items related to site stabilization, erosion and sedimentation control, stormwater basin outlet configuration, limits of basin fencing, timing of Phase 3 roadway dedication, status of Phase 1A, 1B and 2 roadway dedication, construction traffic impact to Heatherwoods Lane, etc. The following motions were made relative to the Phase 4 and 5 Final Plan:

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to authorize the Board of Supervisors to sign the Stormwater Management and Easement Agreement (SWMEA) as prepared by the Township Solicitor and executed by the applicant/owner. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to authorize the Board of Supervisors to sign the Stormwater Easement Agreement as prepared by the applicant's attorney when executed by the applicant/owner and reviewed and approved by the Township Solicitor. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to acknowledge the required amount of the financial security to be established with the Township for the Heatherwoods Phase 4 and 5 Final Plan in the amount of \$897,462.00, per the approved cost opinion prepared by RGS Associates, dated April 25, 2019. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**BOARD OF SUPERVISORS MEETING
THURSDAY, JUNE 6, 2019**

ACTION ITEMS: LAND PLANNING ENGINEER: HEATHERWOODS PHASE 4 AND 5 (CONTINUED)

MOTION: Vice Chairman Carrasco made a motion, seconded by Chairman Fry, to authorize the Board of Supervisors to sign the Improvement Guarantee Agreement (IGA) for the Heatherwoods Phase 4 and 5 Final Plan as prepared by the Township Solicitor when executed by the applicant and submitted to the Township with accompanying financial security in the amount of \$897,462.00 in a form acceptable to the Township. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to authorize the Board of Supervisors to sign the Heatherwoods Phase 4 and 5 Final Plan when appropriately signed by the applicant and presented to the Township following satisfaction of outstanding conditions of approval. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

985 BUILDING EXPANSION/REINHOLDS PROPERTY, LP – PRELIMINARY/FINAL SIE PLAN/WAIVER OF LAND DEVELOPMENT (JULY 28, 2019): Mr. Lied provided an overview of the proposed building expansion project at 985 Stone Hill Road and the related waiver/modifications and deferrals being requested by the applicant Reinholds Property, LP and Sturdy Built Manufacturing, LLC. Luke Sensenig, Stephen Sensenig and Timothy Sensenig were in attendance representing the applicant. Mr. Lied noted that the applicant had previously obtained a waiver of Land Development related to expansion of the adjacent property in 2009. Mr. Russell explained that the Township has also had discussions with the applicant about a possible vacation of Township road right-of-way along Stone Hill Road, and a possible Zoning Ordinance text amendment to reduce setbacks within the Industrial Zone when not directly adjacent to residential properties/uses. Mr. Russell explained that the existing Township right-of-way is extra wide (40' from centerline), since it was established by PennDOT during the construction of Route 222. The following motions were made related to the project.

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to defer the requirements of §194-25.C.(1) and §194-25.J. of the Subdivision and Land Development Ordinance related to improvements to existing streets and any widening to existing cartways, conditioned upon notation acceptable to the Township being placed on the future Stormwater Plan to be recorded documenting the deferral and owner/applicant's obligation to complete any required improvements in conjunction with future development of the properties or when and as required by the Board of Supervisors. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to defer the requirements of §194-32 of the Subdivision and Land Development Ordinance related to construction of sidewalk along the public roadways, conditioned upon notation acceptable to the Township being placed on the future Stormwater Plan to be recorded documenting the deferral and owner/applicant's future obligation to complete sidewalks in conjunction with future development or when and as required by the Board of Supervisors. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to defer the requirements of §194-33 of the Subdivision and Land Development Ordinance related to construction of curbing along the public roadways, conditioned upon notation acceptable to the Township being placed on the future Stormwater Plan to be recorded documenting the deferral and future owner/applicant's obligation to complete curbing in conjunction with future development or when and as required by the Board of Supervisors. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to waive the requirements of §194-46 of the Subdivision and Land Development Ordinance related to Park and Open Space and the requirement to pay a fee in-lieu-of land dedication if the applicant applies for LERTA for the proposed project and building expansion. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve a waiver of the other requirements of the Subdivision and Land Development Ordinance and the requirement to submit a Land Development Plan for the 985 Building Expansion as presented to the Township, conditioned upon: 1) The applicant obtaining Stormwater

BOARD OF SUPERVISORS MEETING

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ACTION ITEMS: LAND PLANNING ENGINEER: 985 BUILDING EXPANSION (CONTINUED)

Management Plan approval from the Township and complying with applicable sections of the Stormwater Management Ordinance. 2) The applicant recording the approved Stormwater Management Plan. 3) The applicant signing a Stormwater Management and Easement Agreement (SWMEA) to be recorded. 4) The applicant obtaining approval of the Erosion and Sedimentation Control Plan from the LCCD. 5) The applicant eliminating the existing stone access drive onto South Muddy Creek Road and directing all traffic to other approved access locations. 6) All required parking shall be provided on an improved asphalt surface and consistent with applicable ADA/accessibility standards. 7) The applicant obtaining approval for any proposed modifications or alterations to areas within existing ECTA easements. 8) The applicant acknowledging in writing the acceptance and need to comply with the conditions of approval of the waiver of Land Development including any additional conditions to be established by the Township/Becker based on detailed review of updated project information to be presented on the future Stormwater Management Plan. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

HEATHERWOODS COMPLETION AND SETTLEMENT AGREEMENT (Phases 1A, 1B, 2): Mr. Russell discussed in detail the Heatherwoods Development Completion and Settlement Agreement in reference to the bonds for Phase 1A and 2. Discussions continued on the road dedication, stormwater, site stabilization, dedication of roadways, the function of the temporary sediment basin, and the general stormwater basin design issues. Lengthy discussions were held. Comments and questions were asked and were answered. Mr. Russell stated that the plans and information related to the Heatherwoods project is available for review at the Township. Mr. Russell indicated he would meet with interested property owners and review any aspects of the plans early next week if they follow-up with him. Mr. Luongo discussed zoning regulations related to group homes in reference to the property at 9 Cranberry Lane.

MOTION: Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to approve and sign the Heatherwoods Completion and Settlement Agreement. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

C.M. HIGH 2019-2020 PREVENTATIVE MAINTENANCE AGREEMENT: Mr. Russell highlighted.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to approve and sign C.M. High 2019-2020 Preventative Maintenance Agreement. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

LANCASTER COUNTY CONSERVATION DISTRICT (LCCD) MEMORANDUM OF UNDERSTANDING (MOU): Mr. Russell highlighted.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to approve and sign the Lancaster County Conservation District (LCCD) Memorandum of Understanding (MOU). Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

OLD BUSINESS CONTINUED DISCUSSIONS:

MS4 CONTINUED DISCUSSION: Mr. Russell highlighted noting that Mr. McCrea, MS4 Officer, is putting together an annual report.

FIRE AND EMS (STANDING DISCUSSION): Mr. Russell highlighted; a future meeting is pending.

WOODY WASTE GATE (UPDATE): Mr. Russell highlighted noting that the gate is working well now.

CIVIC PLUS TOWNSHIP WEBSITE (UPDATE): Mr. Russell highlighted.

NEW BUSINESS FOR DISCUSSION:

RT. 897 PASSING ZONE: Mr. Russell discussed.

BOARD OF SUPERVISORS MEETING

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NEW BUSINESS CONTINUED DISCUSSIONS: RT. 897 PASSING ZONE

(CONTINUED)

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to authorize the Township Manager to write a letter to PennDOT in reference to the passing zone on Rt. 897. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

N. REAMSTOWN ROAD – TRAFFIC CALMING: Mr. Russell highlighted noting that this is a future agenda item.

STORMWATER ENFORCEMENT OFFICER APPOINTMENT – KEN McCREA: Mr. Russell highlighted.

MOTION: Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to appoint Ken McCrea as the Stormwater Enforcement Officer. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ACTS OF LOVE – SUMMER LUNCH PROGRAM DISTRIBUTION AT THE REAMSTOWN PARK: Mr. Russell noted the teams will pick up the food at the Reamstown cafeteria and then handle the distribution at the Reamstown Park.

MOTION: Chairman Fry made a motion, seconded by, to appoint acknowledge the Acts of Love Summer Lunch Program distribution center to be held at the Reamstown Park. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MANAGERS REPORT: Mr. Russell read through the June 6, 2019 Managers Report highlighting: (1) Recreation Board update, (2) Stoney Pointe Park Community Build update, (3) off-site parking for Stoney Pointe park, (4) meeting with the County Planning Department to review the official map, (5) updating the zoning ordinance with a text amendment to address video game gambling terminals, (6) Wernersville Correctional Probationary help is being requested to conduct a comprehensive cleanup of the Colonel Howard Blvd. corridor, and (7) future Manager meetings.

DEPARTMENT REPORTS: POLICE DEPARTMENT REPORT: Chief Keppley briefly highlighted an incident.

PUBLIC COMMENT (NON-AGENDA ITEMS): Donny Stover of the Smokestown Fire Company publicly thanked the Township Road Crew, Premier Tree Service, and many others for their help on the recent storm (tornado touchdown) with the many trees that fell onto area roadways and properties. Nothing further to report.

ANNOUNCEMENT: Nothing to report.

ADJOURN:

MOTION: There being no further business to come before the Board, Chairman Fry made a motion seconded by Secretary Mackley to adjourn the meeting at 8:41 p.m. Chairman Fry announced that the Supervisors will be going into Executive Session after this meeting for personnel matters. Chairman Fry asked if there were any questions. There were none. Motion carried. (3/0)

Respectfully submitted,

Douglas B. Mackley
Board of Supervisor Secretary

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[East Cocalico Township Board of Supervisor Meeting 06-06-2019 Part 2](#)