

EAST PENNSBORO TOWNSHIP  
BOARD OF COMMISSIONERS  
JANUARY 18, 2017

Regular Meeting

7:30 p.m.

A Regular Meeting of the East Pennsboro Township Board of Commissioners was held on Wednesday, January 18, 2017, at 7:30 p.m. at the Community and Municipal Center, 98 S. Enola Drive, Enola, Pennsylvania.

Those present were: Commissioners - John Kuntzelman, President; Paul Hartman, Vice President; Kristy Magaro, George Tyson, and Charles Gelb; John Pietropaoli, Township Manager; Lisa M. Coyne, Esquire, Township Solicitor; John B. Owen, Codes Enforcement Officer; Jared Hockenberry, Township Engineer; Dearan Quigley, Housing & Community Development; Mike Dobson, Parks Department; Andy Kirkessner, WWTP; Chief Bashore, Police Department; and Erik Owen, Fire Marshal.

I. CALL TO ORDER

President Kuntzelman called the meeting to order at 7:30. A Moment of silent meditation was observed, followed by the Pledge of Allegiance to the Flag.

II. BUSINESS FROM THE FLOOR

Mr. Gene Assante, 817 Acri Road, asked the board to consider continuing the yearly planners for the 2018 year. He finds it extremely helpful.

III. ITEMS FOR DISCUSSION AND APPROVAL

MOTION authorizing payment of invoices and payroll pending review and signatures of Commissioners, was made by Mr. Hartman, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

MOTION to approve the 90-day extension request from K & W Engineers, letter dated January 6, 2017, for 200 First Street Associates for the preliminary/final land development plan until April 18, 2017, was made by Mr. Hartman, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

MOTION to approve the 90-day extension request from Alpha Engineering, letter dated January 1, 2017, for 199 Associates preliminary/final land development plan until April 18, 2017, was made by Mr. Tyson, seconded by Mr. Hartman, and was carried by a unanimous aye vote.

Mr. Randy Shearer with Hoover Engineering Services, reviewed the Geraci site grading plan off Holtz Run with the board. Mr. Owen noted there are three dwellings on this property, the third being 1584, which is before the board this evening. It will be a single family home. There will be an extension of the driveway. Mr. Shearer noted one of the Township Engineer's comments was to provide adequate drop on the driveway, which they did. They have rock level spreader at the bottom, and lessened the curve, per the Fire Chief's comments on the driveway. Notes have been affixed to the plan that the property owner will have to maintain clearance for it. The driveway will consist of 8-inch No. 2A stone compact driveway, which should support a fire truck.

Mr. Shearer noted they also have approval of their erosion control plan. He will submit to the Township Engineer a cost estimate for bonding, and he also submitted a draft O&M agreement to his client for signatures, which he will provide to the township soon.

MOTION to approve the site grading plan under zoning Section 27-605.A for Gasper C. Geraci, at 1584 Holtz Road, Enola, Pennsylvania, tax parcel 09-11-3010-00, subject to recording of an O&M agreement for stormwater management for 1582 and 1584 Holtz Road, and addressing October 13, 2016, Planning Commission comments, was made by Mr. Tyson, and was seconded by Ms. Magaro.

Mr. Bradley Allen, of 1590 Holtz Road, asked how wide the driveway will be coming down Sheetz Lane from the proposed house to Bruce Lane. He has a right-of-way to get to his property through their property. He owns the property on each side of the right-of-way of Sheetz Lane. He asked if they were planning on widening that road, because there are trees on the side of the road.

Mr. Shearer noted the gravel road will be 14-foot wide, per the Fire Chief's requirements, and they have to maintain 3 feet beyond that on each side, a 24-foot wide clear level for the fire apparatus. So 14-foot wide gravel driveway and 20-foot wide easement for the fire truck that would be cleared from all trees. Mr. Allen expressed a concern since another house is being added on the mountain, and two rental houses, how they propose to keep the road upgraded for the future, because he will be using the road and would like to make sure the road is kept upgraded. Mrs. Geraci stated to facilitate construction for the 1582 Holtz Road property, which is her primary residence now, they did some work at the bottom of the driveway, per the Fire Chief's request, and have found it acceptable. They will continue to keep it as is and maintain it, per the Fire Chief's request.

Mr. Shearer noted there are requirements noted on the plan that they will have to keep the brush clear and maintain the road. He noted it would be in the Geracis best interests to maintain the driveway, noting 8 inches of 2A stone is a thick driveway. Mrs. Geraci noted she and her husband have an interest in having the driveway maintained because not only is it their primary residence but there is a second proposed rental property, so they have both a personal and also a financial interest to make sure the driveway is accessible.

Mr. Shearer noted they do have an obligation with the Operations & Maintenance agreement to make sure the swale is properly maintained. The township has the right to come on the property and inspect the swale, as well as the infiltration from roof water. He noted other township Operation & Maintenance agreements require owners to submit a yearly report indicating routine inspections of those facilities.

Mr. Allen noted his main concern is the upkeep of the road, with increased traffic from the proposed houses. Mr. Shearer noted the road in this particular instance, 1584, is only leading up to one house, the house currently being built. The existing road leads up to 1582 and the

existing house of 1580. Mr. Allen noted Sheetz Lane is the road he is really concerned about. The road to the houses that are going to be built is the cutoff road on the right-hand side. He noted he is just concerned about Sheetz Road to make sure it is maintained, and he requested written reassurance that the road will be taken care of.

Mr. Pietropaoli noted if there is an agreement, it would be a private agreement, since it is a private roadway. They would have an attorney write up an agreement for everyone who is sharing it. Mr. Shearer noted if the Geracis are going to live in one house and rent the other two, he suggested it would be in their best interests that they maintain the road. Otherwise, renters will not be interested in driving a car up and down the mountainside every day. Mr. Erik Owen noted whatever the agreement is between Mr. Allen and the Geracis, it is up to the property owners to maintain the width.

Ms. Coyne stated note 8 on the plan refers to responsibility of the driveway. There are requirements on the plan as far as the vegetation being cleared and providing access for emergency vehicles, a minimum of 14 feet wide height to be maintained per code, and driveway base to accept vehicle weight per the code of 75,000 pounds, and the grading to allow for fire trucks. Regardless of any private agreement, that is what the owner has to maintain.

Whereupon, the motion was passed by a unanimous aye vote.

MOTION to approve the final draft of the collective bargaining agreement between East Pennsboro Township Police Officers and East Pennsboro Township, was made by Mr. Hartman, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

MOTION to approve the appointment of Josh Matter as Assistant Fire Chief for a two-year term beginning January 18, 2017, was made by Ms. Magaro, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

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MOTION to direct the Township Solicitor to prepare and advertise the abandoned property ordinance, was made by Mr. Tyson, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

MOTION to adjourn the meeting at 8:55 p.m., was made by Mr. Hartman, seconded by Ms. Magaro, and was carried by a unanimous aye vote.