

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
BOARD OF SUPERVISORS  
MINUTES FOR MARCH 1, 2018  
MUNICIPAL BUILDING  
7:00 PM**

Chairman Aaron Manifold called the March 1, 2018 Board of Supervisors meeting to order at 7:00 p.m. Also in attendance were Supervisor David Wisnom, Supervisor John O’Neill, Solicitor Andrew Miller and Secretary/Manager Kristy Smallwood.

Chairman Manifold asked if anyone in the crowd was recording the meeting. No one was recording the meeting.

**Approval of Minutes**

Supervisor O’Neill motioned to approve the February 2018 Board of Supervisors Meeting minutes. Supervisor Wisnom seconded the motion. Motion carried.

**Treasurer’s Report/Invoices**

Chairman Manifold motioned to approve the February 28, 2018 Treasurer’s Report and invoices. Supervisor O’Neill seconded the motion. Motion carried.

**Roads Report**

**Leib School Road**

The Road Crew has not done a lot of snow removal so they have been doing pothole repairs and tree trimming. The bulk of the tree trimming on Leib School Road has been completed. They are working on other parts of the Township now.

**SALDO**

**McElwain/Mayberry**

Jason from Holley & Associates was present with Harry McKean and Jeff Stough to discuss the sketch plan. They are presenting roughly 125 single family lots in the plan. They will be single level homes for the older community in retirement or close to retirement. This is not an age restricted community but they will be single level, two to three bedroom homes with open floor plans. They would like the setbacks at 25 feet rather than 35 feet. They would like to put in 35-36 wide streets. This would require a 36 wide cartway and a 60 foot wide right of way. They would like to keep the 34 wide cartway and a 50 foot right of way and a 5 foot utility strip behind it that would be part of the front yard. It would be a dedicated easement for utilities. There next issue for discussion would be the grading. A collector street requires a maximum slope of 7% on the street. The Planning Commission would be lenient with 8-8.5% but there may be some areas where he would like to have 10% or 12%. Chairman Manifold is not a big fan of

changing the ordinance for one parcel. The reason for the utility easement request is to keep the size of the front yard smaller. They want to do the wider streets for street parking, snow plowing, and emergency services. Supervisor Miller stated that the utility line could be written into the HOA documents. Mr. McKean shared that he believes Columbia Gas prefers to be closer to the curb and Met-Ed would prefer to be under the sidewalk. They would label the 5 foot utility easement on the plan. There would be 4 foot sidewalks. The HOA would not be maintaining the sidewalks. The lot owners would be responsible for the sidewalks. They would be asking to change the ordinance for the setbacks. The Board is concerned about making an Ordinance change. Supervisor O'Neill would not be willing to accept the slope over the 8%, nor would be interested in changing the ordinance for this one project. Supervisor O'Neill thinks the Board needs more time to review the Ordinance and this plan.

Jason is questioning the collector and minor streets. Jason believes that the streets are collector streets per the Ordinance. He would want a waiver to allow a 34 foot cartway with a 50 foot right of way with a 5 foot utility strip and a 25 foot setback from the right of way.

Chairman Manifold stated they have some research to do. He does not feel comfortable making any decisions on it tonight. Solicitor Miller stated they could apply for a variance for the setbacks.

#### 15-10 Grossman's Way

Jody Gates from Shaw Surveying was present to discuss the final subdivision plan. DEP has approved the module. E&S Plan and NPDES Permit were approved. The street name was approved. Sidewalks have been added to the plan. Clear sight triangles were added to each driveway and intersection.

Open items are as follows:

1. The UPI Chart will be completed at the time of final approval.
2. The development and financial surety agreement will need to be executed.
3. The stormwater agreement will need to be executed.
4. The financial surety is still outstanding.
5. Payment of all fees.
6. The Plan must be signed and notarized.
7. Written approval of E&S Plan and NPDES Permit.
8. Financial security approval by the Township engineer.
9. Execution of the private road agreement.

Chairman Manifold motioned to approve plan 15-10 Grossman's Way pending the outstanding open items listed above. Supervisor O'Neill seconded the motion. Motion carried.

#### **Solicitor's Report:** Johnson Controls

The letter of credit for Johnson Controls has been extended 6 months. The original is in the mail to the Township. The Board does not need to take any action.

### SALDO

The Ordinance amendments have been submitted to YCPC. YCPC did approve them. There were some adjustments in the definitions of tract and parcel. The definition of tract and parcel will be changing so they will be synonymous with the actual definitions. This would be applied going forward. There is language in the ordinance to make it clear that any existing subdivisions will not be affected. The new ordinance will allow separately described lots to be sold off without creating a subdivision. As the lots already exist, there is no need for a subdivision if they are already separately described lots. A new application packet has been drafted to be approved when the amendments are approved.

### Intermunicipal Agreement

Solicitor Miller will forward his comments to Craig Sharnetzka, Esq.

### **Other Business:**

#### Tax Collector

. A request for reimbursement was submitted for the tax collector in the amount of \$500, \$200 training and \$300 RAK Software. The bonding and filing fee are township expenses. The training and software is a discretionary reimbursement by the Board. Supervisor Wisnom motioned to pay 1/3 of the training and software. Supervisor O'Neill seconded the motion. Motion carried.

#### Lions Annual 5k Race

The Stewartstown Lions Club is requesting the Township approval to close Vineyard, Rinely, Plank and Althouse School roads for June 2, 2018. They do use Eureka Fire Police. Chairman Manifold motioned to authorize closing the roads for the race time. Supervisor O'Neill seconded the motion. Motion carried.

#### Railroad Bridge

John Nolan is present to provide a revised design for the bridge. There is a revision to the height of the wall to save money. Supervisor O'Neill is concerned because the last event was stamped by the engineer. He would like to see the new plan stamped by the engineer. Mr. Nolan believes changing the height of the wall does not change the support or structure of the wall. Supervisor O'Neill is concerned because without the stamp, it is a liability issue. Chairman Manifold is cautious. Mr. Nolan will tell the railroad board members and get approval to go back to the engineer for his review.

#### Transource

Chairman Manifold was contacted by residents requesting that Hopewell Township consider writing a letter of opposition to the proposed overhead electric wires to go over the southeast corner of Hopewell Township into Maryland. It is

going through preserved farm ground. YCPC has taken the stand that they will be a party to the PUC hearing. Supervisor Wisnom motioned to write a letter in opposition. Supervisor O'Neill seconded the motion. Motion carried.

Wages

Chairman Manifold motioned to approve a wage increase for Donnie McCauslin for \$1.00 per hour effective on his anniversary date. Supervisor Wisnom seconded the motion. Motion carried.

2018 Financial Audit

The Board has received a copy of the audit. They completed everything on February 27, 2018. They reminded the Township that they need to initial the monthly treasurer's report. There was an inaccuracy with the balance as of the date of the audit. They investigated and found it was contributed to the recent personnel changes. Chairman Manifold motioned to authorize Kristy to advertise the audit. Supervisor O'Neill seconded the motion. Motion carried.

Public Comment

Mr. Phillips of 222 Clear Branch gave an update on the property. He has one car left that Eric Swager told him complied. He plans to have it gone within the next two weeks. He has a contract with Grossmans to upkeep the grass and weeds throughout the year. Jim and Lisa Coder were present and complemented Mr. Phillips progress.

Tim of Clear Branch Drive had a question on the McElwain/Mayberry. He is concerned it will increase traffic on Lee Street. He also stated he is happy that the bridge is currently closed because people aren't blowing through the stop signs.

Mr. Phillips asked for a final decision. Chairman Manifold stated that if they get another complaint, they will reopen it.

Chairman Manifold adjourned the meeting at 8:55 p.m.

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Kristy Smallwood, Secretary



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Courtney Hargrave, Recording Secretary