

**HOPEWELL TOWNSHIP
YORK COUNTY PA
BOARD OF SUPERVISORS
MINUTES FOR AUGUST 6, 2020
MUNICIPAL BUILDING
7:00 PM**

Chairman Aaron Manifold called the August 6, 2020 Board of Supervisors meeting to order at 7:00 p.m. Also, in attendance were Supervisor John O’Neill, Attorney, Andrew Miller from the Solicitor’s Office and Secretary/Treasurer, Katie Berry.

Chairman Manifold asked if anyone in the room was recording the meeting. No one was recording the meeting. Due to COVID 19 and spacing requirements Manifold explained the number of chairs open are all the room can hold. No standing will be permitted. Manifold asked those standing to give their name to Katie Berry and wait outside until the agenda item is discussed. All standing left the room and did not give their names to Katie Berry. Chairman Manifold stated the Board held executive session prior to the meeting to discuss pending litigation and personnel.

Approval of Minutes – Chairman Manifold motioned to approve the June 4, 2020 Board of Supervisors Meeting minutes. Supervisor O’Neill seconded the motion. Motion carried.

Chairman Manifold motioned to approve the July 2, 2020 Board of Supervisors Meeting minutes. Supervisor O’Neill seconded the motion. Motion carried.

Treasurer’s Report/Invoices – Chairman Manifold motioned to approve the July 31, 2020 Treasurer’s Report and invoices. Supervisor O’Neill seconded the motion. Motion carried.

Roads Report –

Roads

Leib School Road- Rt. 24 to Anderson Road Base coat paving has been completed

Johnson Road- Rt. 24 to Orchard Road Base coat paving has been completed. The other half of Johnson Road to be completed once weather allows.

Mowing – Second summer round of mowing in process

SALDO –

20-02 Mayberry Final Phase I- Jason Brenneman with Holley & Associates was present with the final plan for conditional approval. Chairman Manifold motioned to approve the Final Subdivision Plan subject to the following conditions. O’Neill seconded the motion. Motion carried.

Conditions:

1. The applicant shall post a financial security in an amount approved by the Township Engineer and in a form satisfactory to the Township Solicitor in accordance with SALDO § 22-613.
2. The applicant shall pay the recreation fees in the amount of \$340,000.00 in accordance with SALDO § 22-514.2.A.
3. The UPI Chart must be completed at the time of recording in accordance with SALDO § 22-405.4.J.
4. The applicant shall submit Homeowner Association documents for review and approval by the Township solicitor in accordance with SALDO § 22-405.4.N.
5. The applicant shall submit a confirmatory deed for the lot line changes to Lot 140 resulting from the prior final subdivision plan for approval by the Township solicitor and then record the confirmatory deed.
6. The applicant shall obtain a termination of the abandoned private drive right-of-way from Plank Road to the property.
7. The applicant shall execute and deliver a Stormwater Maintenance Agreement in a form satisfactory to the Township Solicitor in accordance with in accordance with SALDO § 22-405.4.P and § 23-503 of the Township's Stormwater Management Ordinance. Said Agreement shall be recorded with the York County Recorder of Deeds prior to recording the Final Subdivision Plan.
8. The applicant shall execute and deliver a Development Financial Surety Agreement in a form satisfactory to the Township Solicitor in accordance with SALDO § 23-405.4.O. Said Agreement shall be recorded with the York County Recorder of Deeds prior to recording the Final Subdivision Plan.
9. Owner acknowledgment and signature block and other signature blocks must be signed, dated and notarized as required by SALDO § 22-405.3.U.

Chairman Manifold additionally stated that the Township has been getting numerous complaints from a resident on Cedar Drive. Manifold asked Brenneman to have the developer make contact with the resident.

Jason Brenneman also made the board aware of grading changes and has worked with the Township Engineer on the changes. The changes will affect Phase II.

20-01 Kurtz School Villas- Monti Joines was present with the final plan for conditional approval. Chairman Manifold motioned to approve the Final Subdivision Plan subject to the following conditions. O'Neill seconded the motion. Motion carried.

Conditions:

1. The applicant shall post a financial security in an amount approved by the Township Engineer and in a form satisfactory to the Township Solicitor in accordance with SALDO § 22-613.
2. The applicant shall pay the recreation fees in the amount of \$70,000.00 in accordance with SALDO § 22-514.2.A.
3. The UPI Chart must be completed at the time of recording in accordance with SALDO § 22-405.4.J.
4. The applicant must correct the statement of ownership to reflect the record owner to be:

FAIRVIEW AT KURTZ SCHOOL ROAD,
LP, a Pennsylvania limited partnership,
By Kurtz School Road, LLC, its general partner

By: _____

Name:

Title:

5. The applicant must provide a sewer agreement or letter of approval from the Stewartstown Borough Sewer Authority in accordance with SALDO § 403.6.
6. The applicant must provide a certification that the planning module for land development and/or any required waivers have been approved by the PaDEP in accordance with SALDO § 22-405.4.C.
7. A dwelling rights determination must be completed for the residual Lot 31 and prior subdivisions from that parent tract.
8. The applicant shall submit a confirmatory deed for the residual Lot 31 with deed restrictions prohibiting further subdivision or development. This lot should be designated as common area to be maintained by the homeowner association.
9. The applicant shall submit Homeowner Association documents for review and approval by the Township solicitor in accordance with SALDO § 22-405.4.N.
10. The applicant shall execute and deliver a Stormwater Maintenance Agreement in a form satisfactory to the Township Solicitor in accordance with SALDO § 22-405.4.P and § 23-503 of the Township's Stormwater Management Ordinance. Said Agreement shall be recorded with the York County Recorder of Deeds prior to recording the Final Subdivision Plan.
11. The applicant shall execute and deliver a Development Financial Surety Agreement in a form satisfactory to the Township Solicitor with SALDO § 23-405.4.O. Said Agreement shall be recorded with the York County Recorder of Deeds prior to recording the Final Subdivision Plan.
12. Owner acknowledgment and signature block and other signature blocks must be signed, dated and notarized as required by SALDO § 22-405.3.U.

Waivers:

Supervisor O'Neill made a motion to grant the waiver of street widening on Kurtz School Road. Chairman Manifold seconded the motion. Motion carried.

Chairman Manifold made a motion to waive of the requirement to file a preliminary plan. Supervisor O'Neill seconded the motion. Motion carried.

Scott Stevenson, Stewartstown Station HOA president of 105 Feedwater Court, was present to discuss issues he has gathered from concerned residents of Stewartstown Station regarding the development of Kurtz School Villas. Those are as follows:

1. The number of homes currently planned to be built in such a small area.
2. The proximity of to be built homes to the rear of the homes on Jenny Lane as well as to the end of Runningboard Rd and to the Stormwater Management pond owned by the association.
3. Concerns of foot traffic going through the backs of yards of residents on Jenny Lane and through the wooded area to access the stations roads so they can get to the Main St area quicker.
4. The exponential growth of new developments within Hopewell Townships territory.

Supervisor O'Neill stated the plans for Kurtz School Villas were approved back in 2014, and the demand to live in Southern PA is very great and developers are taking advantage of this demand. O'Neill stated there will be no connection at Jenny Lane. Chairman Manifold added that the property has been zoned residential for many years. No zoning was changed in recent years. Keith Rhew of 236 E. Scarborough Fare also stated the new residents would use Runningboard as a cut through to walk to Main Street. He stated concern over people polluting the retention pond, a problem they already deal with. Supervisor O'Neill expressed that everyone will be neighbors and Stewartstown Station will start a relationship with the HOA for the new neighborhood. O'Neill stated we will work together as neighbors to address concerns.

The Board is requesting that the applicant (developer) provide on the plan for curb and sidewalk on the southwestern side of Kurtz School Road from the wetlands delineation on the southeastern side of the development to the property boundary on the northwestern side of the development.

Solicitor's Report – Nothing to report

Other Business –

PennDot Winter Municipal Services Renewal- Supervisor O'Neill made a motion to approve the PennDot 2020-2021 Winter Municipal Services contract. Chairman Manifold seconded the motion. Motion carried.

Request for Subdivision extension- David Wolf was present with a letter of request to extend Subdivision 08-05 for five years. Supervisor O'Neill made a motion to extend Subdivision 08-05 for five years. Chairman Manifold seconded the motion. Motion carried.

Personnel- Travis Mergler, Township Road crew, had an annual review. Chairman Manifold motioned to increase Merglers pay by \$ 1.00/hour. Supervisor O'Neill seconded the motion. Motion carried.

Todd Shaull, Township Road crew, had an annual review. Chairman Manifold motioned to increase Merglers pay by \$ 1.00/hour. Supervisor O'Neill seconded the motion. Motion carried.

Mason- Dixon Library- Janet McElwain was present to provide an update. In 2019 the Library had over 54,000 visits and 400 programs, solid fundraisers. 2019 was a good year. Due to Covid 19, in 2020 the library was shut down for three months. Some advanced contributions were helpful and the Library is still in a positive financial standing. The library now has a limit of 15 minutes per visit and only 25 total visitors at once. McElwain also discussed the need for more high-speed internet in our community, since the Library cannot be used. McElwain requested Hopewell continue to financially contribute in 2021.

Speed Issues- High Street- Bill Dablock of 68 High Street was present to discuss the concern of people speeding on Main Street. He also is requesting more speed limit signs. The tractor trailer trucks seem to be the largest concern with speed. Chairman Manifold stated he will have the Road Master check signage and make sure everything is within guidelines, request state police monitor Hopewell Township portion of High street and also have the electric speed sign placed. Dablock agreed the speed sign can be placed in his yard.

Stewartstown HOA- Scott Stevenson was also present to discuss Stewartstown Station with the Board. Stevenson explained the HOA would like to continue to strengthen the relationship with Hopewell Township. Stevenson thanked the Township for providing the requested plans and documents. Stevenson also stated in the minutes for the March 2020 board of supervisors meeting it is mentioned that there was a conversation about stormwater management permits being needed. The minutes state that the Township board informed their board member that permits were required. Stevenson asked for clarification on this point. Chairman Manifold explained as long as you are not within the public right away the Township does not require permits to do those repairs. Manifold highly recommended that on their end having engineers verify the work being repaired.

Stevenson also noted It is imperative that the township please take the time to rent a vacuum truck and clean all debris, weeds and trees of all storm drains in Stewartstown Station. Also mentioned was that there are also sinking of some of the storm drains. Chairman Manifold said he will have the Road Crew check on the drains. Manifold explained it is normal for drains to sink. Stevenson explained the grates added have caused issues. Manifold explained the Station added those, and were not part of the original storm water plan. Stevenson also added while reviewing old documents there are multiple inspection reports from Holley and Associates and Martin and Martin that mention that the stone check dams need to be removed from around the riser structures in all basins before the stormwater basins are handed over to the association. Stevenson also asked if there could possibly still be a bond held for maintenance. Chairman Manifold assured Stevenson there are no bonds being held for Stewartstown Station for Stormwater ponds.

Eureka EMS- Chairman Manifold explained that Eureka and the Liaison Committee are in discussion to get a cost for ALS (Advanced Life Support) for the Eureka area. Currently we have BLS (Basic Life Support) service.

Public Comment –

Keith Rhew of 236 E. Scarborough Fare also stated speed is a concern on E. Scarborough Fare.

Katie Berry added she received an email from York County Elections asking if Hopewell Township is still in favor of keeping the facility available for voting. Chairman Manifold and Supervisor O'Neill agreed the building may be utilized for voting. The building will be sanitized the following day.

Chairman Manifold adjourned the meeting at 9:05 p.m.

Katie Berry, Secretary

Katie Berry, Recording Secretary