

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES  
APRIL 5, 2022- 7:00 AM  
SALISBURY TOWNSHIP MUNICIPAL BUILDING

Supervisors in attendance were Gordon Hoover, Dean Stoltzfus and Chris Beiler.

Also in attendance was Kirsten Peachey, Manager.

Items covered in this meeting: Sewage Planning Deferral for Jacob M. Riehl, Jr. (PM220005); Subdivision/Land Development Plan Review Deferral for Jacob M. Riehl, Jr. (OPK220202); Financial Guarantee Reduction for 5117 Lincoln Hwy SWM Site Plan (SWM210030); Financial Guarantee Reduction/Release for 5290 Paes Rd SWM Site Plan (SWM200054); Financial Guarantee Reduction/Release for 6160 Davis Lane SWM Site Plan (SWM190012); Financial Guarantee Reduction/Release for Houston Run Properties Phase 2A and Newport Road Entrance (No Twp Numbers); Agricultural Security Area for 705 White Horse Road; Holding Tank Agreement for Michael & Ruth Beiler – 5919 Mast Road; Holding Tank Agreement for Amos & Lydia Stoltzfus – 335 Millwood Rd; Sewage System Agreement for Roy and Loretta Jones – 5484 Mountain View Dr; SWM Site Plan for 5081 Strasburg Rd (SWM220013); Sewage Planning Module for Jacob K. Stoltzfus (PM220001); Final Subdivision and Land Development Plan for Jacob K. Stoltzfus (SPT220201); Sewage Planning Module for J. David Stoltzfus (PM220002); Final Subdivision and Land Development Plan for J. David Stoltzfus (AMS220103); Sewage Planning Module for John F. Blank (PM220003); Sewage Planning Module for Melvin E. King (PM220004); Final Subdivision and Land Development Plan for Benjamin S. King (NTD220102); Conditional Use Hearing Date for Elam S. Reihl – 4940 Lincoln Hwy (03-22-01-CU); PennDOT Right-of-Way Waiver; Pension- Act 44 Disclosure Statement; Houston Run Water System; Authorize Purchase of Playground Equipment for Gap Park.

There was no one from the public in attendance for public comment.

Hoover made a motion to approve the previously distributed minutes, financial and check approval reports. Seconded by Beiler. All voted in favor.

At a previous meeting, the Board requested that the Township Manager look into whether or not other municipalities were using a constable and if they paid for the required training fees for the constable. The manager received response that most municipalities did not use constables, but in rare cases maybe those with local police departments have used them and that to date, no one that responded back pays for the required training. After review of this information, Stoltzfus made a motion to deny paying the training fees for the newly elected constable. Seconded by Beiler. All voted in favor.

A sewage planning deferral was received from Jacob M. Riehl, Jr. (PM220005) for the subdivision of a 90-acre property, which will create 2 new lots (one residential and one agriculturally sized lot). Both of the new lots will be fully within Leacock Township. After review, Stoltzfus made a motion to approve deferring sewage planning to Leacock Township provided that a copy of the final approve planning module and plan be submitted to Salisbury Township and that a copy of the PADEP module approval letter also be provided. Seconded by Beiler. All voted in favor.

A subdivision plan deferral request was also received for the Jacob M. Riehl, Jr (OPK220202) listed above. After review, Stoltzfus made a motion to approve deferring planning

to Leacock Township with the conditions that final plans are provided to Salisbury Township for signature prior to submission of plans to Leacock Township and that proof of recording the final plans and deeds and a copy of the final plan submitted to Salisbury Township. Seconded by Beiler. All voted in favor.

A financial guarantee reduction request was received for 5117 Lincoln Hwy SWM Site Plan (SWM210030). After review, Stoltzfus made a motion to reduce the amount being held by \$29,470, leaving a remaining balance of \$8,130.00 (the initial amount submitted was \$15.88 less than the Township Engineer's letter), as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A financial guarantee reduction request was received for 5290 Paes Road SWM Site Plan (SWM200054). After review, Stoltzfus made a motion to reduce the amount being held by \$25,144.50, leaving a remaining balance of \$4,293.15, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A financial guarantee reduction request was received for 6160 Davis Lane SWM Plan (SWM1900120). After review, Stoltzfus made a motion to reduce the amount being held by \$23,439.44, leaving a remaining balance of \$7,493.76, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A financial guarantee reduction/release request was received for Houston Run Properties Phase 2A and Newport Road Entrance. There are 3 separate projects for this property that have been combined into one letter of credit. This request is to release one of the projects. After review, Stoltzfus made a motion to release the full amount for this project (Newport Ave, Phase 1) in the amount of \$176,694.38, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A request was received from the Lancaster County Ag. Preserve Board regarding preservation of a 65.1-acre property located on both sides of Spring Garden Road, from the Township Park to Denlinger Road. This property adjoins the township park and Gap sewer plant property. There were concerns that if the Township ever needed to expand either of the facilities that this may present problems if this property is added to the Agricultural Security Area. The Board requested that the Township Manager reach out to the Lancaster County Ag. Preserve Board and try to obtain more information. No formal action was taken.

A holding tank agreement was prepared for Michael & Ruth Beiler (5919 Mast Road) to be used in his metal working business. After review, Stoltzfus made a motion to approve and sign the agreement. Seconded by Beiler. All voted in favor.

A holding tank agreement was prepared for Amos & Lydia Stoltzfus (335 Millwood Road) for use in an attachment to the existing SF dwelling for the purpose of establishing another dwelling unit. After review, Stoltzfus made a motion to approve and sign the agreement. Seconded by Beiler. All voted in favor.

A sewage system agreement was prepared for Roy and Loretta Jones (5484 Mountain View Drive) for the EcoFlow Coco filter system that was installed that requires regular maintenance. After review, Stoltzfus made a motion to approve and sign the agreement. Seconded by Beiler. All voted in favor.

A stormwater management plan was received for Samuel S. Stoltzfus (SWM220013) for

the addition to the existing SF dwelling at 5081 Strasburg Road to establish another dwelling unit. After review, Stoltzfus made a motion to approve the plan with the conditions that it meet all the comments in the Township Engineer's review letter and to authorize the Township Manager and a member of the Board to authorize any related agreements.

A sewage planning module was received for Jacob K. Stoltzfus (PM220001) which involves construction of a second single-family detached dwelling on a 93.8-acre farm at 6082 Spotts Road. After review, Stoltzfus made a motion to approve the planning module (Resolution #4-5-22-1). Seconded by Beiler. All voted in favor.

A final land development and stormwater management plan was also received for Jacob K. Stoltzfus (SPT220201/SWM220007) for the property listed above. After review, Stoltzfus made a motion to approve the land development and stormwater plans with the condition that all the comments are addressed from the Township Engineer's review letter and to authorize the Township Manager and a member of the Board to execute any related agreements. Seconded by Beiler. All voted in favor.

A sewage planning module was received for J. David Stoltzfus (PM220002) for construction of a single-family detached dwelling on a newly created 2-acre lot to be subdivided off a 56-acre lot at 621 Amish Road. After review, Stoltzfus made a motion to approve the sewage planning module (Resolution #4-5-22-2). Seconded by Beiler. All voted in favor.

A final subdivision/land development and stormwater management plan was also received for the J. David Stoltzfus (AMS220103/SWM220005) for the property listed above. After review, Stoltzfus made a motion to approve the final plan and SWM plan with the condition that all comments from the Township Engineer's review letter are addressed and also authorized the Township Manager and a Board member to execute any related documents. Seconded by Beiler. All voted in favor.

A sewage planning module was received for John F. Blank (PM220003) for subdivision to switch lot lines to remove area from an existing 10-acre lot down to a 2-acre lot and to create an 11-acre lot from the farm at 173 Hershey Church Road. A neighboring farm is also involved as a small portion of the lot will be removed and added to the newly created 11-acre lot. After review of the plans that were submitted and the Zoning Hearing Board decision, the plan was tabled due to discrepancies in the lot sizes.

A sewage planning module was received for Melvin E. King (PM220004) for development of the 55.1-acre property at 105 Churchtown Road with an attached dwelling unit, making the dwelling into a single family semi-detached or two-family dwelling. After review, Stoltzfus made a motion to approve the planning module (Resolution #4-5-22-3). Seconded by Beiler. All voted in favor.

A final subdivision/land development and stormwater management plan were received for Benjamin S. King (NTD220102/SWM220004) for the subdivision of a residential 2-acre lot from a 59-acre farm lot at 4925 Newport Road. The residential lot will be developed with a single-family dwelling and attached barn. After review, Stoltzfus made a motion to approve the final plan and stormwater management plan with the condition that all comments are addressed from the Township Engineer's review letter and to authorize the Township Manager and a member of the Board to execute any related agreements. Seconded by Beiler. All voted in favor.

A conditional use application was received for Elam S. Riehl (03-22-01-CU) for the 5.9-acre property he currently owns along Route 30 that has a utility shed/portable garage business. The business received conditional use approval in 1985 and since the business is now looking to expand, they are seeking to amend the prior decision. There is still some discussion with the Township Solicitor as to whether this should be a special exception use to the ZHB or a conditional use before the Board of Supervisors. After review, Stoltzfus made a motion to forward the application to the STPC and authorize advertisement of the public hearing for May 17<sup>th</sup>, if it is determined by the Solicitor for the hearing to come before the Board of Supervisors. Seconded by Beiler. All voted in favor.

PennDOT is requesting the Township complete the necessary Request for Access to Department Property Release and Waiver form and the Right of Entry form for the work that will be taking place on across a piece of property owned by PennDOT as part of the Pequea Creek Floodplain Restoration Project, which will be used by the Township as its MS4 project. After review, Stoltzfus made a motion to sign the forms. Seconded by Beiler. All voted in favor.

The Township received a completed Disclosure Statement for 2021 from PSATS Trustees and Retirement Services as part of the Act 44 requirements. After review, Stoltzfus made a motion to adopt the disclosure statement. Seconded by Beiler. All voted in favor.

The owner of the Houston Run Water System in Gap contacted the Township Office to see if the Township would be interested in purchasing the water system. The Board discussed pros/cons of the potential purchase but took no official action on this item.

The Township Manager presented the Board with a quote for the playground equipment, installation of the equipment and rubber surfacing for the playground upgrades associated with the DCNR grant. Lyons Recreation did the most recent playground upgrades for the play area and rubber surfacing near the soccer fields. The total quote is \$201, 058.76 under the COSTARS contract. After review, Hoover made a motion to proceed with the purchase of the equipment after receiving the go-ahead from DCNR that this will meet grant requirements. Seconded by Stoltzfus. All voted in favor.

The next meeting will be held on April 19, 2022 with a work session at 2:30 PM (if needed) and a regular meeting at 7:00 PM.

Hoover made a motion to adjourn at 8:22 AM. Seconded by Beiler. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey  
Secretary- Salisbury Township