

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
MAY 17, 2022- 7:00 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was Joe Kennedy, Gap Fire Company and Kirsten Peachey, Manager.

Items covered in this meeting: Old Strasburg Road Sewer Expansion Update; 2022 Road Project Schedule; Holding Tank Agreement- 878 Mt Zion Road; Sewage Planning Module for Michael F. Stoltzfus- PM220006 (Resolution #5-17-22-1); Acceptance of Street Dedication/Traffic Ordinance for Liz Lane (Resolution #5-17-22-2 & Ordinance #5-17-22-1); Final Subdivision/Land Development Plan for John F. Blank (HRS220401); Final Land Development Plan for Elam S. Riehl (LNC220301); Sewage Planning Waiver and Non-Building Declaration for 384 Cambridge Road (PM200007); Final Subdivision Plan for 384 Cambridge Road (CMB220402); SWM Waiver for Lloyd Glick- 282 Millwood Road; Fire Police Approval for Caernarvon Township Events; Pequea Creek Tributary Professional Services Proposal; Gap Park Support Proposal.

Chairman Hoover opened the meeting for public comment. Joe Kennedy with the Gap Fire Company attended to provide the Board with the monthly call report. There was a total of 21 calls for the month of April, with 10 being in Salisbury Township.

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

Previously, the Board discussed the possible expansion of public sewer along Old Strasburg Road but wanted more information about cost and how many property owners were interested in public sewer. After sending out surveys to the 21 properties currently not serviced by public sewer on Old Strasburg Road, the results came back that 2 were interested in public sewer, 9 were not interested in sewer and 10 did not respond back. A rough estimate of the cost from the Township Engineer for this project was over \$400,000. Hoover made a motion not to pursue extending sewer on Old Strasburg Road at this time. Seconded by Beiler. All voted in favor.

The Township Manager provided an updated list of all the roads on the 2022 road schedule with each road broken down by cost for the blacktop (ID in place). With the high prices of blacktop this year, the Board discussed if some roads should be cut from the schedule to wait for better pricing next year. The Board left it at the discretion of the Township Manager and Public Works Director to determine if any roads should be cut for 2022.

A holding tank agreement was prepared by the Township Solicitor for Alvin & Miriam Yoder (878 Mt. Zion Road) to be used for the business that operates on the property for the manufacturing of outdoor poly furniture. After review, Beiler made a motion to approve and sign the agreement. Seconded by Stoltzfus. All voted in favor.

A sewage planning module was submitted for Michael Stoltzfus (6011 Wannan Road) as part of a subdivision of a 41.1-acre lot off an existing single-family dwelling on a 1.24 acre-lot. The property also contains a commercial storage building. After review, Beiler made a motion to approve the planning module (Resolution #5-17-22-1). Seconded by Stoltzfus. All voted in

favor.

Robert Hodge (Developer) has requested that the Board of Supervisors accept dedication of Liz Lane, a street that was constructed as part of the Final Subdivision Plan for Robert H. Hodge. The Township Engineer performed final inspections and reviews of documentation submitted for the performance guarantee for the street, sewer and stormwater facilities dedicated to the Township. Documentation for the speed limit study was also reviewed by the Township Engineer. After review, Beiler made a motion to accept dedication of Liz Lane (Resolution #5-17-22-2) and adopt the Ordinance (#5-17-22-1) to set the speed for Liz Lane at 25 MPH. Seconded by Stoltzfus. All voted in favor.

A final subdivision/land development plan and stormwater management plan was received for John F. Blank (HRS220401/SWM220036). This is for subdivision for the purpose of switching lot lines to remove area from an existing 10-acre lot down to 2-acres and create a 11-acre lot from the remaining 8-acres along with 3 acres from an 87.8-acre farm at 173 Hershey Church Road. After review, Beiler made a motion to approve the final subdivision/land development and stormwater plan with the condition that all the Township Engineer's comments are met. The motion also included authorizing the Township Manager and a Board member to execute any related agreements. Seconded by Stoltzfus. All voted in favor.

A final land development and SWM plan was submitted for Elam S. Riehl (LNC220301/SWM220025) for the construction of a 10,400 SF building for the purpose of expanding the manufacturing space at 4940 Lincoln Highway. Originally this project was scheduled for a conditional use hearing but was later determined to only need a Special Exception from the Zoning Hearing Board, which is scheduled for May 24th. After review, Beiler made a motion to approve the final land development and stormwater plan with the condition that all the Township Engineer's comments are addressed and noting the change between conditional use and special exception approval from the ZHB. The motion also included authorizing the Township Manager and a Board member to execute any related documents. Seconded by Stoltzfus. All voted in favor.

A sewage planning non-building waiver request was received for 384 Cambridge Road for the subdivision of a lot which will remain undeveloped. After review, Beiler made a motion to approve the non-building waiver with the condition that the Township SEO has been able to perform the necessary inspection in order to sign the waiver, as well as that the appropriate note be added to the coversheet of the subdivision plan to be recorded. Seconded by Stoltzfus. All voted in favor.

A final subdivision plan was received for Walter Kurtz- 384 Cambridge Road (CMB220402). The plan involves subdividing a 35-acre lot off a 106.5-acre farm. The 35-acre piece will retain the farm dwellings and other structures, while Lot 2 will be left undeveloped. After review, Beiler made a motion to approve the subdivision plan with the 2 waivers with the condition that all the Township Engineer's comment are addressed with the plan and waivers. Seconded by Stoltzfus. All voted in favor.

A request for a waiver from preparing a stormwater management plan was received from Lloyd Glick at 278/282 Millwood Road (SWM220044) for the installation of a 512 SF greenhouse on a 50.4-acre farm. The waiver is allowed under Act 15 of 2018 (high tunnel law) as long as the property can meet specific requirements, which have been demonstrated to the Zoning Officer. After review, Beiler made a motion to approve the waiver with the condition that all necessary permits are obtained, and all conditions are met as per Act 15 of 2018. Seconded

by Stoltzfus. All voted in favor.

Caernarvon Township submitted a request for fire police coverage at 2 events they will be holding this year (May 30th parade and October 15 turkey supper). Caernarvon Township will cover the worker's comp for this event. White Horse Fire Company normally sends several fire police. After review, Beiler made a motion to approve the use of Salisbury Township fire police for these 2 events. Seconded by Stoltzfus. All voted in favor.

LandStudies submitted a proposal of services for the Pequea Creek Tributary Floodplain Restoration which included Construction Management Services in the amount of \$145,150.00. After review, Beiler made a motion to approve the contract. Seconded by Stoltzfus. All voted in favor.

LandStudies also submitted a proposal of services for the Gap Park/DCNR Grant Project. The proposal includes project coordination and grant administration, site and design drawings, bid document services and construction phase services for a total amount of \$41,100. After review, Beiler made a motion to approve the contract. Seconded by Stoltzfus. All voted in favor.

The next meeting will be held on June 7, 2022 at 7:00 AM with a work session to follow at 7:30 AM (if needed).

Beiler made a motion to adjourn at 7:59 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township