

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
DECEMBER 6, 2022- 7:00 AM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was Sam Glick, Glick Exteriors, and Kirsten Peachey, Manager.

Items covered in this meeting: SWM Waiver Request for Thomas & Jill Fanning (SWM190064); Financial Guarantee Reduction for Thomas & Jill Fanning (SWM190064); Financial Guarantee Reduction/Release for Honey Brook Woodworks (MRT210201); SWM Plan for Melvin E. King- 105 Churchtown Road (SWM220106); Sewage Planning Module for Verna S. Beiler- 402 Cambridge Road (PM220010); Sewage Planning Capacity Request and Planning Module Exemption for Gap Power (PM220012); Waiver/Deferral of Sewage Planning for Final LD Plan for 5791 W. Lincoln Hwy (PM220013); Waiver/Deferral of LD and SWM Planning for Final LD Plan for 5791 W. Lincoln Hwy (CNT221104/SWM220118); ASA Application- 6128 Old Philadelphia Pike; Letter of Credit Substitution & Increase for PL Weaver (BRK201202/SWM200116); Tennis Court Proposal- Gap Park; Employee Manual Update.

Chairman Hoover opened the meeting for public comment. There was no public comment.

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

A deferral of sewage planning was received for 5791 W. Lincoln Highway (Glick Exteriors- PM220013). The property will be served by on-lot well and septic, which are outside the borders of Salisbury Township. The property owner is requesting deferral to West Sadsbury Township. Sam Glick attended the meeting in case there were any questions. After review, Stoltzfus made a motion to defer planning to West Sadsbury Township provided that a copy of the approved sewage planning module is submitted to Salisbury Township and a copy of the module approval letter from the Chester County Health Department. Seconded by Beiler. All voted in favor.

A deferral of land development and stormwater management planning was received for 5791 W. Lincoln Highway (CNT221104/SWM220118). The property is on the east side of County Line Road at the intersection with Lincoln Highway. The property is 12.3-acres with most of the property lying within West Sadsbury Township, Chester County. There is approximately 2 acres in Salisbury Township that is within the Rural Residential district and the portion in Chester County is with the Community Service District, which allows a variety of commercial uses. Glick Exteriors is looking to develop the property with a contractor shop and having the access to County Line Road, which was granted by the Zoning Hearing Board. The only development in Salisbury Township would be a portion of the access drive. After review, Stoltzfus made a motion to defer all planning to West Sadsbury Township with the following conditions: 1. Confirm a minimum of 100-feet has been provided from the intersection of street right-of-way lines for County Line Road and Lincoln Highway; 2. Obtain permit for access drive from Salisbury Township; 3. Obtain and provide documentation of approval of Erosion & Sedimentation Control permit from Chester County Conservation District to Salisbury Township; 4. Must maintain compliance with ZHB approval; 5. Place an approved deferral certificate on the plan from Salisbury Township on the plan to be recorded and provide a fully signed set to Salisbury Township. Seconded by Beiler. All voted in favor.

A stormwater management waiver request was received from Thomas A. & Jill Fanning (SWM190064) to waive the requirement of submitting an as-built plan. After review, Hoover made a motion to deny the request until proof could be provided that the swale was installed within the recorded easement, as per the Township Engineer's recommendation. Seconded by Beiler. All voted in favor.

A request was received to reduce/release the financial guarantee being held for Thomas & Jill Fanning (SWM190064). After review, Stoltzfus made a motion to release \$8,351.00, leaving a remaining balance of \$3,072.83, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A request was received to reduce/release the financial guarantee being held for Honey Brook Woodworks (MRT210201/SWM210010). After review, Stoltzfus made a motion to release \$68,690.00, leaving a remaining balance of \$29,001.00, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A stormwater management plan was submitted for Melvin E. King- 105 Churchtown Road (SWM220106) for construction of an addition to an existing single-family dwelling with another dwelling unit (farmhouse expansion) and construction of another horse and carriage barn. After review, Stoltzfus made a motion to approve the plan with the condition that all the comments from the Township Engineer's review letter are addressed. Seconded by Beiler. All voted in favor.

A sewage planning module was submitted for Verna S. Beiler- 402 Cambridge Road (PM220010) for the addition of an attached dwelling unit on a 59-acre property (farmhouse expansion). After review, Stoltzfus made a motion to approve the module (Resolution #12-6-22-1). Seconded by Beiler. All voted in favor.

A sewage planning capacity request and planning module exemption was received for Gap Power (PM220012). Gap Power is looking to develop the site on the northeast corner of Route 30 and Route 772 to relocate its' existing businesses and consolidate on this property. The property currently is assigned one EDU and the request is for an additional 5 EDUs. After review, Stoltzfus made a motion to approve the capacity request and the planning module exemption. Seconded by Beiler. All voted in favor.

A letter was received from the Lancaster County Agricultural Preserve Board requesting inclusion of two tracts of land near the eastern border of the township owned by Reuben and Naomi Beiler (6133 & 6128 Old Phila. Pike). One property is 46.0 acres and the other is 87.3 acres and they are currently within the Agricultural zoning district. If no action is taken within 180 days, the properties will be deemed approved for the ASA designation. No action was taken.

A request was received to replace the Letter of Credit being held for PL Weaver (BRK201202/SWM200116). Being that the current letter was received several years ago, there is a 10% increase per year. The new amount of the Letter of Credit is for \$146,068.78. After review, Stoltzfus made a motion to accept the new Letter of Credit. Seconded by Beiler. All voted in favor.

The manager received information from the PV School District (PVSD) that they would like to use the tennis courts at Gap Park this spring for practices while their fields/courts are

under construction. PVSD is asking to perform renovations to the existing courts at Gap and would share in the costs with the Township for allowing them to use the courts. They received a proposal from The Breneman Company in the amount of \$7,000 to mill down/flatten some raised areas, power wash and paint new tennis and pickleball lines on the court. The pickleball lines were added at the request of the manager since the township has received this request several times recently. After review, Stoltzfus made a motion to approve the proposal for the work and to split the cost with PVSD. Seconded by Beiler. All voted in favor.

The manager presented the revised employee manual to the Board (with revisions as per the previous conversations and recommendations from the Board). The intent is to update the employee manual with current language and policies since the manual has not been updated in years, except for minor revisions. After discussion, Beiler made a motion to approve the manual and to have it go into effect as of 1/1/2023 and to have employees sign acknowledgment of the new manual. Seconded by Stoltzfus. All voted in favor.

A work session will immediately follow this meeting. The next work session after that will be on December 20th at 2:30 PM (if needed), with the regular meeting to be held December 20th at 7:00 PM.

Stoltzfus made a motion to adjourn at 7:40 AM. Seconded by Beiler. All voted in favor.

Respectfully submitted,

Kirsten J. Peachey
Secretary- Salisbury Township

**SUPERVISORS WORK SESSION
DECEMBER 6, 2022- 7:30 AM
SALISBURY TOWNSHIP MUNICIPAL BUILDING**

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

Also in attendance was Kirsten Peachey, Township Manager.

Items covered in this meeting: 2023 Budget, Proposed Map Amendment- Lime Quarry Road.

The manager presented the draft 2023 budget and discussed possible uses for the ARPA Funds. The Board suggested that the manager come up with a list of possible uses for the ARPA funds and present options to the Board. The manager did mention that bids were received for the trail project at Gap Park (part of the DCNR playground/trail project grant) and bids came in much higher than expected. This could be a possible use of some of the ARPA funds. The budget is set to be advertised for review in late November with the final adoption to take place on December 20th at 7:00 PM.

A request was received about the possibility of rezoning 2 properties along Lime Quarry Road (near the intersection of Limeville Road). The properties are currently in R-1 zoning and the request is to change the properties to R-2 zoning. The requestor was looking to get the

overall sense from the Board whether this would be something they would consider. Currently, the 2 properties in question are bordered by R-2 zoning and the one property has already received approval from the ZHB and is being used for higher density than what R-1 zoning allows. The Board was not opposed to the requestor submitting a formal request.

Respectfully submitted,

Kirsten J. Peachey
Secretary- Salisbury Township