

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
JUNE 15, 2021- 7:00 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

Supervisors in attendance were Dean Stoltzfus and Les Houck. Gordon Hoover was absent.

Also in attendance was Diana Netherton, Court Reporter; Jason Shaner, Impact Engineering; Leroy Fisher & Lloyd Glick, Sunrise Structures; Joe Kennedy, Gap Fire Company; Kirsten Peachey, Township Manager.

Items covered in this meeting: Conditional Use Hearing & Waiver Request- L&L Sunrise Structures (05-21-01-CU); SWM Plan for 5117 Lincoln Hwy (SWM210030); SWM Plan for Umbletown Road Lots (SWM210030); SWM Plan for 506 White Horse Road (SWM210040); Improvement Guarantee Reduction for 790 Mt. Vernon Road (SWM200041); Agreement for PL Weaver- Residual Waste Tank; Rescind Emergency Declaration.

Vice Chairman Stoltzfus opened the meeting for public comment. Joe Kennedy, Gap Fire Company, attended the meeting to present the monthly call report. They had a total of 22 calls for the month of May, 11 of which were in Salisbury Township.

Houck made a motion to approve the previously distributed minutes and treasurer's report. Seconded by Stoltzfus. All voted in favor.

Vice Chairman Stoltzfus opened the public hearing. Diana Netherton (court reporter) swore in Jason Shaner, Lloyd Glick & Leroy Fisher. Jason Shaner, Impact Engineering, presented on behalf of L&L Sunrise Ventures. Due to the size of the proposed improvements and because the property is greater than 2-acres in size for L&L Sunrise Ventures, 5316 Newport Road, a conditional use hearing is necessary to amend the prior decision from March 10, 2019. The property currently contains a shed manufacturing business. The owners would like to add an additional 80' x 150' (12,000 SF) industrial building that will house an assembly line for construction of sheds and for storage of raw materials. Shaner stated that the new building would be connected to sewer and water and would contain a restroom for employees. The total number of employees for the property would not exceed 20 employees. Shaner stated the new building and associated parking would all be on current impervious area and that stormwater was already calculated and provided for with the prior plan. The Township Manager presented the conditions as previously prepared by the Township Solicitor. Lloyd Glick & Leroy Fisher, owners of the property, agreed to the conditions as presented.

After hearing no more questions or comments, Stoltzfus closed the hearing. Houck made a motion to approve the use with the conditions as presented. Seconded by Stoltzfus. All voted in favor.

Jason Shaner submitted a request that the Board waive land development for the L&L Sunrise Ventures since the property has already been developed for this use and the improvements do not include any major changes to the use, other than the construction of the structure. All improvements will be on existing impervious areas. Houck made a motion to approve waiving land development for this project. Seconded by Stoltzfus. All voted in favor.

A stormwater plan was received for 5117 Lincoln Highway (White Chimneys- SWM210030) for the construction of paved parking area for the venues that occur on the

property. After review, Houck made a motion to approve the stormwater plan with the conditions as recommended by the Township Engineer and to authorize the Township Manager to execute any related documents. Seconded by Stoltzfus. All voted in favor.

A stormwater management plan (SWM210039) was received for Umbletown Road Lots (5609, 5613 & 5617), owned by George Stoltzfus. The project involves development of three lots that were subdivided off Crestwood Mobile Home Park in 2001 as part of a road realignment that was completed by the Township. The lots would each be developed with a single-family dwelling. The owner is also asking for a waiver of land development since the lots were already created and the stormwater is being handled with this plan. After review, Houck made a motion to approve the stormwater plan and waiver with the conditions as recommended by the Township Engineer and to authorize the Township Manager to execute any related documents. Seconded by Stoltzfus. All voted in favor.

A stormwater management plan was received for 506 White Horse Road (SWM210040), which involves the construction of a 120' x 72' agricultural barn on the 45-acre property. After review, Houck made a motion to approve the plan and waivers with the conditions as recommended by the Township Engineer and to authorize the Township Manager to execute any related documents. Seconded by Stoltzfus. All voted in favor.

A request was submitted for reduction of the improvement guarantee being held for 790 Mt. Vernon Road (SWM200041). After review, Houck made a motion to authorize reduction in the amount of \$5,274.10 as recommended by the Township Engineer, leaving a remaining balance of \$7,970.34. Seconded by Stoltzfus. All voted in favor.

An agreement was prepared for PL Weaver Transfer for the wash tanks that will be installed to ensure that the waste is properly disposed of according to DEP regulations. After review, Houck made a motion to authorize and sign the agreement as prepared. Seconded by Stoltzfus. All voted in favor.

It was brought to the Manager's attention that Salisbury Township did not yet rescind the emergency declaration that was put in place at the beginning of the COVID-19 pandemic. After review, Houck made a motion to rescind the emergency declaration. Seconded by Stoltzfus. All voted in favor.

The next meeting will be July 6, 2021 at 7:00 PM.

Houck made a motion to adjourn at 7:32 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary
Salisbury Township