

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES  
DECEMBER 7, 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 Kirsten Peachey, Township Manager.

Items covered in this meeting: Revised Final Subdivision and Land Development Plan for White Horse Business Center (WHS190901/SWM190073); Sewage Planning Module for Elmer S. Riehl (PM210004); Final Subdivision and LD and SWM Plan for Elmer S. Riehl (PTR210803/SWM210077); Improvement Guarantee for J. Vernon Smoker Subdivision and Land Development Plan; Financial Guarantee Release for Starbucks- Village at Gap Associates (LNC200701/SWM200092); Financial Guarantee Reduction/Release for Stoltzfus Welding (MRT190401/SWM190033); Financial Guarantee Reduction/Release for Levi E. Glick (MDV190401/SWM200032); Sewage Planning Waiver and Sewage Capacity Reservation for Freedom Land; Award Sale of John Deere Tractor/Mower.

Vice Chairman Stoltzfus opened the meeting for public comment. There was no public comment.

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

A revised final subdivision and land development plan was received for the White Horse Business Center (WHS190901/SWM190073), which now involves the addition of a 1.5-acre property to allow a thru-street from Route 897 to Route 340. After review, Houck made a motion to approve the plan and the waivers with the conditions as recommended by the Township Engineer and to authorize a Board member and the Township Manager to execute any related documents/agreements as deemed acceptable by the Township Solicitor. Houck also made a motion to rescind the previous waiver request of the SALDO (Section 502.13) as this is no longer needed. Seconded by Stoltzfus. All voted in favor.

A sewage planning module was received for Elmer S. Riehl (PM210004), which involves development of a newly created 35-acre lot with a septic system to accommodate a 5-bedroom house. After review, Houck made a motion to approve the planning module (Resolution #12-7-21-1), which amends the Township's 537 plan. Seconded by Stoltzfus. All voted in favor.

A final subdivision and land development plan and stormwater management plan was also received for Elmer S. Riehl (PTR210803/SWM210077). After review, Houck made a motion to approve the plans upon satisfactorily addressing all the comments from the Township Engineer's review, and to authorize a member of the Board and the Township Manager to execute any related documents as prepared/approved by the Township Solicitor. Seconded by Stoltzfus. All voted in favor.

A request was received from J. Vernon Smoker (5708 Umbletown Road) to reduce/release the financial security being held for the subdivision and land development plan for this property. After review, Houck made a motion to deny release of any funds, as per the Township Engineer's recommendation, since stormwater facilities were not installed/not installed property to meet the amount of impervious surface currently on the property.

Seconded by Stoltzfus. All voted in favor.

A request was received from Village at Gap to release financial security being held for the Starbucks. After review, Houck made a motion to release the remaining funds in the amount of \$46,636.45, as recommended by the Township Engineer, which leaves a zero balance. Seconded by Stoltzfus. All voted in favor.

A request was received to reduce the financial security being held for Stoltzfus Welding (MRT/190401/SWM190033). After review, Houck made a motion to release \$14,670.50, as recommended by the Township Engineer, leaving a remaining balance of \$27,772.15. Seconded by Stoltzfus. All voted in favor.

A request was received to reduce the financial security being held for Levi E. Glick (MDV200402/SWM200032). Upon inspection by the Township Engineer, it was discovered that additional impervious surface was installed during the development of the property. After review, Houck made a motion to deny the release of any funds until the additional increase in impervious surface is addressed and an as-built is prepared and reviewed, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A sewage capacity reservation and sewage planning waiver request were received for Freedom Land Lot Add-on and Land Development Plan (MTN211001). The property includes a 5.3-acre lot that contains 3 single-family dwellings that are currently on public sewer and a 65.8-acre lot that contains an agricultural use and single-family dwelling that is served by a septic system. The developer is requesting 3 additional EDUs to be reserved in the Gap WWTP. After review, Houck made a motion to approve the request for 3 EDUs and to authorize submission of the Sewage Planning Waiver to PA DEP. Seconded by Stoltzfus. All voted in favor.

The Township publicly advertised the sale of the 2003 John Deere Tractor/Mower. The highest bid received was \$34,120.00 from Tunkhannock Township. Houck made a motion to award the bid to the highest bidder as listed above. Seconded by Stoltzfus. All voted in favor.

The next meeting (work session) will be held on December 14, 2021 at 2:30 PM.

Houck made a motion to adjourn at 7:15 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey  
Secretary- Salisbury Township