

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
MARCH 5, 2024- 7:00 AM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was Kirsten Peachey, Manager.

Items covered in this meeting: Financial Guarantee Reduction for Stoltzfus Welding (MRT190401/SWM190033); Financial Guarantee Reduction for George R. Stoltzfus SWM Site Plan (SWM210039); Financial Guarantee Reduction for John and Mary Ann Esh SWM Site Plan (SWM230067); SWM Site Plan for Proposed Barn- 5340 Peters Road (SWM240007); Gap Power Land Development Agreements (Developer, Utility Encroachment, Utility (Sanitary) Easement); SWM Waiver for 5083 Usner Road (SWM240016); SWM Waiver for 989 Smyrna Road (SWM240017); Sewage Capacity Reservation and Waiver for Emanuel G. Zook Subdivision and LD Plan (PM240004); Route 741/41 Intersection; Route 30/Mt. Vernon Road Intersection; Amendment to Cell Tower Lease Agreement.

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

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

A request was received to reduce the amount of financial guarantee being held for Stoltzfus Welding (MRT190401/SWM190033). After review, Stoltzfus made a motion to release \$21,772.15, leaving a remaining balance of \$1,000.00, which will be released upon receipt of the Notice of Termination for the NPDES permit. Seconded by Beiler. All voted in favor.

A request was received to reduce the amount of the financial guarantee being held for George R. Stoltzfus (SWM210039). After review, Stoltzfus made a motion to release \$21,603.90, leaving a remaining balance of \$3,445.40. Seconded by Beiler. All voted in favor.

A request was received to reduce the amount of the financial guarantee being held for John and Mary Ann Esh- Beaver Dam Road (SWM230067). After review, Stoltzfus made a motion to release \$17,330.65, leaving a remaining balance of \$27,882.65, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A stormwater management plan was received for 5340 Peters Road (SWM240007) for the construction of a barn. After review, Stoltzfus made a motion to approve the plan with the condition that all the Township Engineer's comments are addressed and to authorize the Manager and a member of the Board to execute any related documents. Second by Beiler. All voted in favor.

Multiple agreements were prepared by the Township Solicitor, and signed by the owner, for the Gap Power Land Development project. The agreements included utility encroachment, utility (sanitary) easement and developer's agreement. After review, Stoltzfus made a motion to approve and sign the agreements. Seconded by Beiler. All voted in favor.

A stormwater waiver request was submitted for Levi K. Esh- 5083 Usner Road (SWM240016) for the installation of an 1,800 sq. ft. greenhouse. The application was reviewed

by the Zoning Officer and it was determined that it meets the requirements of Act 15 of 2018. The property previously contained a 4,000 sq. ft. greenhouse, but this has since been removed. After review, Stoltzfus made a motion to approve the waiver with the conditions that the conservation and manure management plans are updated, that any necessary fees are paid, and permits obtained prior to construction. Seconded by Beiler. All voted in favor.

A stormwater waiver request was submitted for Amos G. Zook- 989 Smyrna Road (SWM240017) for the installation of a 4,672 sq. ft. greenhouse. The application was reviewed by the Zoning Officer and it was determined that it meets the requirements of Act 15 of 2018. After review, Stoltzfus made a motion to approve the waiver with the conditions that the conservation and manure management plans are updated, that any necessary fees are paid, and permits obtained prior to construction. Seconded by Beiler. All voted in favor.

A sewage capacity reservation and waiver request were received for Emanuel G. Zook Subdivision and Land Development plan (PM240004). The project involves subdividing several pieces of land from the 115-acre farm, which is located partly in Sadsbury and Salisbury Townships. With the subdivision that is associated with the waiver request, the owner is planning to add land to an existing residential lot to increase it slightly over 5-acres and to also create a 10-acre lot. After review, Stoltzfus made a motion to approve reservation of one EDU for the proposed lot and to approve the waiver of sewage planning. Seconded by Beiler. All voted in favor.

The manager provided the Board with information about signal timing evaluation for the Route 741/Route 41/Bridge Street traffic light. Rettew provided a quote to perform the study for a cost of \$6,500. This would include peak period traffic counts, timing and queue analysis, signal permit revisions (if needed) and coordination with PennDOT. After review, Stoltzfus made a motion to move forward with the traffic signal/intersection study. Seconded by Beiler. All voted in favor.

The Board continued discussions on Route 30/Mt. Vernon Road intersection. The manager received a quote from Rettew to complete an intersection study and is awaiting a call from CS Davidson to set a time to meet onsite to discuss some possible options. After meeting with CS Davidson, more information will be provided back to the Board.

The manager provided the Board with the proposed amendments to the cell tower lease with CCATT LLC, for the cell tower located at the park (located by Gap WWTP). The main amendment is to add 15 years to the overall length of the agreement, which would set the new expiration date as August 22, 2045. After review, Stoltzfus made a motion to approve the amendment to the lease agreement (BU 840208). Seconded by Beiler. All voted in favor.

The next work session will be held March 19, 2024, at 2:30 PM (if needed) and the next meeting will be March 19, 2024 at 7:00 PM.

Beiler made a motion to adjourn at 7:48 AM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township

SUPERVISORS WORK SESSION
MARCH 5, 2024- 7:30 AM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

No work session was held.