

SALISBURY TOWNSHIP SUPERVISORS' WORK SESSION
MARCH 19, 2024- 2:30 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

No work session was held.

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
MARCH 19, 2024- 7:00 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

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

Items covered in this meeting: Mt. Vernon Road/Route 30 Intersection, Financial Guarantee Reduction / Release for Steven S. Stoltzfus Subdivision (CMB230601), Final Subdivision/ Land Development and SWM Plan for White Horse Development (WHS190901 / SWM190073), Preliminary / Final Plan for Carol A. Tomaski (MVN240102), Preliminary / Final Plan for Fisher / Petersheim Lot Add-on (MVN240103), Preliminary / Final Plan for Elam P. King (PTR240104), Hazelton/Lapp Final Lot Add-on Plan (OSG240201), SWM Waiver – SWM Site Plan for 668 Kennedy St. (SWM240004), SWM Site Plan for Matthew J. Fisher – 504 Sandmine Rd (SWM240012), SWM Site Plan for Levi S. Stoltzfus – 436 Churchtown Road (SWM240014), Sewage Planning Module Revision for Alvin Lapp – 238 Cut Road (PM240002), Planning waiver for 5019 Newport Road (NPT240301), Financial Guarantee Subordination Agreement for PL Weaver Transfer (BRK201202 / SWM200116), Township Building - Bathroom Remodel, Letter of Support - Factory Ministries – Grant.

Chairman Hoover opened the meeting for public comment. Joe Kennedy, Gap Fire Company, attended the meeting to present the monthly call report. Gap Fire Company responded to 16 calls during the month of February, 9 of which were in Salisbury Township. He also reported that the annual fundraising sale is this weekend (March 22-23).

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

The Township Manager informed the Board that the Public Works Director and Manager had met onsite at Mt. Vernon Road and Route 30, with an engineer to discuss some possible things that could be done to improve visibility/safety at the intersection. One of the things discussed was to remove the tree on south side of 30 on the west side of Mt. Vernon Road. Another item mentioned was to contact PennDOT about performing a speed evaluation on Route 30 from County Line Road heading west towards Gap. After discussion, Beiler made a motion to move forward with the tree removal and speed study. Seconded by Stoltzfus. All voted in favor.

A request was received to reduce the amount of financial guarantee being held for Stevie S. Stoltzfus (CMB230601). After review, Beiler made a motion to release the final \$2,220.00, leaving a zero balance, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A final subdivision/land development and stormwater management plan was received for White Horse Development (WHS190901/SWM190073). The Board previously approved the plan back in 2020, but since so much time elapsed while they were working to obtain PennDOT permits, it was necessary for the Board to review again. The consultant requested one additional waiver related to the installation of curbing at the intersections of the private street and the PennDOT streets (Route 340 & Route 897). After review, Stoltzfus made a motion to approve the plans with waivers as previously approved per the Township Engineer's recommendations and to waive the need for curbing because PennDOT was not requiring in due to possible interference with stormwater drainage. Seconded by Beiler. All voted in favor.

A final subdivision plan was received for Carol Tomaski (MVN240102) for the subdivision of 1.137-acres from 781 Mt. Vernon Road which will be added to 5785 Burkey Road. Both properties currently contain a single-family dwelling, and no improvements are proposed at this time. After review, Beiler made a motion to approve the plan with the condition that all the Township Engineer's comments are addressed. Seconded by Stoltzfus. All voted in favor.

A final subdivision plan was received for Fisher/Petersheim (MVN240103) along Mt. Vernon Road. The plan proposes swapping/adding land between 626, 610 & 542 Mt. Vernon Road and 520 Cains Road. All of the properties currently contain single-family dwellings, and no improvements are proposed at this time. After review, Beiler made a motion to approve the plan with the condition that all the Township Engineer's comments are addressed. Seconded by Stoltzfus. All voted in favor.

A final subdivision plan was received for Elam P. King- 5333 Peters Road (PTR240104). The plan proposes subdividing the original farmhouse and accessory structures on its own 2-acre lot, which is located on the east side of Peters Road. No improvements are proposed at this time. After review, Beiler made a motion to approve the plan with the condition that all the Township Engineer's comments are addressed. Seconded by Stoltzfus. All voted in favor.

A final subdivision plan was received for Hazelton-Lapp- 5356 Old Strasburg Rd/5353 Mine Road (OSG240201). The plan proposes to realign a property line because part of the driveway and accessory structure of 5353 Mine Road currently crosses over the line. No improvements are proposed with this plan. After review, Stoltzfus made a motion to approve the plan with the condition that all the Township Engineer's comments are addressed. Seconded by Beiler. All voted in favor.

A stormwater waiver request was received for 668 Kennedy Street (SWM240004). The waiver is to allow modification of the loading ratio requirements for volume control stormwater facilities. After review, Beiler made a motion to approve the waiver request based on the recommendation from the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A stormwater plan was received for Matthew J. Fisher- 504 Sandmine Road (SWM240012) for the construction of a new dwelling and detached garage. After review, Beiler made a motion to approve the plan with the condition that all the Township Engineer's comments are addressed. The motion also included authorizing the Township Manager and a member of the Board to execute any related documents. Seconded by Stoltzfus. All voted in favor.

A stormwater plan was received for Levi S. Stoltzfus- 436 Churchtown Road (SWM240014) for the construction of an attached dwelling unit to the single-family dwelling that

current exists on the property. Sewage planning is required for this construction. After review, Stoltzfus made a motion to approve the plan with the condition that all of the Township Engineer's comments are addressed and that no permits will be issued prior to the sewage planning module being approved. The motion also included authorizing the Township Manager and a member of the Board to execute any related documents. Seconded by Beiler. All voted in favor.

A revised sewage planning module was received for Alvin S. Lapp- 238 Cut Road (PM240002) for construction of a new single-family dwelling on the 25-acre property. The original module was for the use of a black water/grey water system due to high nitrates, but additional testing was performed to allow for a standard septic system. After review, Beiler made a motion to approve the module (Resolution #3-19-24-1). Seconded by Stoltzfus. All voted in favor.

A waiver of land development was received for 5019 Newport Road (NPT240301) to not have to go through land development for the replacement of a building that was damaged by fire. After review, Beiler made a motion to approve the waiver with the condition that all necessary permits are obtained and complied with, and that the waiver is only for the construction of this nonresidential building. Seconded by Stoltzfus. All voted in favor.

A financial guarantee subordination agreement was received for PL Weaver Transfer but this item was removed from the agenda prior to the meeting so no action was taken.

The manager requested quotes from 2 companies to perform renovations within the employee restrooms at the Township Office. The second quote was not received in time for the meeting, so no action was taken on this item.

The township received a request from The Factory Ministries so provide a letter of support for the grant they are requesting to expand the early learning wing and complete the Kitchn Project which will provide workforce development in the community. As part of this project, the Factory is also hoping to bring Union Health into the building to meet healthcare needs for the underserved community. After review, Stoltzfus made a motion to authorize the manager to send a letter of support. Seconded by Beiler. All voted in favor.

The next meeting will be held on April 2, 2024, at 7:00 AM with a work session to follow at 7:30 AM (if needed).

Beiler made a motion to adjourn at 8:11 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township