

SALISBURY TOWNSHIP SUPERVISORS' WORK SESSION
NOVEMBER 21, 2023- 2:30 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was Chris Slaymaker & Joe Kennedy, Gap Fire Company; Dave Lapp, Merv Fisher, Sam King & Michael Stoltzfus, White Horse Fire & Ambulance; Kirsten Peachey, Manager.

Items covered in this meeting: Fire Company Reports/Updates; Ambulance Coverage- Northeastern part of Salisbury Township; 2024 Budget; Route 41/Route 741 Traffic Signal/Congestion.

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

Chris Slaymaker and Joe Kennedy attended the meeting to provide the Board with an update on Gap Fire Company. They provided information on the current fire trucks and the replacement schedule for each piece. The 2025 E-One Cyclone is scheduled for delivery in 2025. A financial outline was provided, and they stated they have formed a committee to begin researching different options for either building renovations or the possibility of relocating the fire company in the future. The monthly call report was reviewed, which showed a total of 23 calls for October (10 in Salisbury Township).

Merv Fisher, Dave Lapp, Michael Stoltzfus and Sam King attended the meeting to provide the Board with an update on the White Horse Fire & Ambulance. They had a total of 12 call outs for October for the fire company. They discussed current equipment and equipment that had been ordered. They also said they are currently waiting on pricing to come back for their building expansion. They would likely begin with the 4-bay garage for the fire company and then renovate ambulance-side and the kitchen. The ambulance responds to about 730 calls per year.

The Board continued discussions about ambulance coverage for the northeastern part of the township. The call numbers from the County 911 center show that there were approximately 41 calls for 2022 and about 27 to date for 2023. No action was taken at this point.

The Township Manager provided the Board with several complaints that had been received recently about the traffic signal/congestion at the intersection of Route 41/Route 741/Bridge Street. The complaints stated that traffic coming up Chestnut Street and out to Route 41 at Bridge Street is hindering traffic that is coming across the bridge from making turns, which causes traffic to back up across the bridge and onto Mine Road and Route 741. The Manager reached out to PennDOT and was told that it is the Township's responsibility to hire a traffic engineer to determine what changes may need to be made to the signal for traffic to flow better. The Board also discussed the option of closing Bridge Street on the east side of Route 41. The Township Manager will check with the Solicitor about what would need to be done for this to occur, and also obtain a rough idea of the cost for a traffic engineer to perform a traffic study.

The Township Manager provided the Board with the draft 2024 budget and answered

any questions from the Board.

Beiler made a motion to adjourn at 4:45 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
NOVEMBER 21, 2023- 7:00 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was Miranda Miller, LNP, and Kirsten Peachey, Manager.

Items covered in this meeting: Financial Guarantee Reduction for David A. Esh SWM Plan- 610 Gault Road (SWM230030); Performance Guarantee Reduction for Robert H. Hodge Subdivision and Land Development Plan (BKY061303); Sewage Capacity Reservation and Sewage Planning Waiver for Prestige Real Estate Group, LLC (PM230009); Final Land Development Plan for Prestige Real Estate Group, LLC (NTD230901); Final Lot Add-on Plan for 5158 Old Philadelphia Pike (OPK231002); SWM Plan for 109 Churchtown Road (SWM230098); Public Hearing for RR Zoning Amendment; Authorize Advertisement for 2024 Budget.

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

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

A financial guarantee reduction request was David A. Esh SWM Plan- 610 Gault Road (SWM230030). After review, Beiler made a motion to approve the release of \$34,103.30, leaving a remaining balance of \$4,048.00, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A request was received to release the performance guarantee for Robert H. Hodge Subdivision and Land Development Plan (BKY061303). After review, Beiler made a motion to release the full amount of \$64,098.80, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A sewage planning waiver and sewage capacity reservation request was received for Prestige Real Estate Group, LLC (PM230009). The plan is to develop the property with 2 businesses and 5 storage units that will eventually be utilized by one of the 2 businesses. The property was previously assigned one EDU but the property owner is requesting 2 more EDUs. After review, Beiler made a motion to reserve 2 additional EDUs within the Gap WWTP for the property and to approve the waiver of sewage planning.

A final land development plan was received for Prestige Real Estate Group, LLC (NTD230901). The plan is as stated above for the development of the property with a business that provides preconstruction painting, staining and finishing of siding, timber frame and lumber and a second business that provides interior and exterior painting and finishing services. After review, Beiler made a motion to approve the plan and waivers as per the Township Engineer's review letter recommendations and to authorize the Township Manager and a member of the Board to execute any related documents or agreements. Seconded by Stoltzfus. All voted in favor.

Prior to the meeting, the consultant requested that the Board table action on the Final Lot Add-on Plan for 5158 Old Philadelphia Pike (OPK231002). This item was tabled until a future meeting.

A stormwater management plan was received for 109 Churchtown Road. The plan includes construction of an addition to the existing building and driveway/paving. 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.

Hoover opened the public hearing for the changes to the Rural Residential Zone, which included changes to the roadside stand regulations and reducing the minimum lot size in this zone to 10 acres for agricultural and horticultural uses. There was no public comment. Hoover closed the public hearing. Beiler made a motion to approve the ordinance changes (Ord#11-21-23-1). Seconded by Stoltzfus. All voted in favor.

After review, Beiler made a motion to authorize advertisement of the 2024 budget and to set the final date for adoption as December 19th. Seconded by Stoltzfus. All voted in favor.

The next meeting will be held on December 5th at 7:00 AM with a work session to follow at 7:30 AM (if needed).

Beiler made a motion to adjourn at 7:16 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township