

**EAST HANOVER TOWNSHIP BOARD OF SUPERVISORS MEETING
8848 Jonestown Road, Grantville, PA 17028
April 7, 2009**

The meeting of the East Hanover Township Board of Supervisors was called to order with the pledge to the Flag by Chairman Keith Espenshade at 7:05 P.M. Present were Supervisors Marie Beaudet, Dave Marshall, John Nelligan and Tom Shutt.

Scott Wyland, Solicitor; Norman Ulrich, Engineer; Charles Longreen, Director of Public Works; Curtis Cassel, Wastewater Treatment Plant Operator; and Deborah Casey Secretary/Treasurer were also present.

The meeting was audio taped. The tapes are strictly for the use of the Secretary-Treasurer for clarification during preparation of the minutes.

There was an Executive Session held at 6:30 PM to discuss legal issues. The Executive Session will continue after the regular meeting.

The public hearing for the Act 209 Capital Improvement Plan will be rescheduled and will not take place this evening.

APPROVAL OF THE MEETING MINUTES FROM MARCH 17, 2009

Ms. Beaudet made a motion to approve the minutes as written. Mr. Marshall seconded the motion. The motion was approved 5 in favor, 0 opposed.

TREASURER’S REPORT

Expenditures:

General Fund	\$132,250.20
Operations and Maintenance	\$ 40,655.42
Street Light	\$ 204.53
Park and Rec	<u>\$ 1,899.70</u>
Total	\$175,009.85

Mrs. Casey asked for approval to transfer \$100,000.00 from the PLGIT Investment General Fund Account to the General Fund checking account.

Ms. Beaudet made a motion to pay the bills as submitted. Mr. Nelligan seconded the motion. The motion was approved 5 in favor, 0 opposed.

Ms. Beaudet made a motion to approve the transfer of \$100,000.00 from the PLGIT account to the General Fund Checking account. Mr. Shutt seconded the motion. The motion was approved 5 in favor, 0 opposed.

Receipts

General Fund	\$ 41,144.66
Operations & Maintenance	\$ 1,534.56
Street Light	\$ 804.35

State Fund	\$198,721.23
Park and Rec	\$ 296.00

Available Funds

General Fund	\$ 324,772.23
Operations & Maintenance	\$ 120,903.73
Street Light	\$ 6,587.49
State Fund	\$ 495,588.57
Public Sewer Fund	\$ 3,978.39
Park and Rec Fund	<u>\$ 79,541.37</u>
TOTAL	\$1,031,371.78

CORRESPONDENCE

The correspondence is available for review during normal office hours.

REPORTS**PUBLIC WORKS DEPARTMENT – CHARLES LONGREEN**

Mr. Longreen presented his report for the month of March. It is available at the municipal building for review.

GRANTVILLE VOLUNTEER FIRE COMPANY – WAYNE ISETT

- The issue with DEP regarding the new location of the fire house has been resolved.
- Mr. Isett thanked Mr. Ulrich for meeting with Fire Company representatives, the Guard engineers and the Fire Company engineer to resolve issues with the plan.
- The Spaghetti Dinner was a success. The Fire Company cleared \$1,400.00
- The next fund raiser, a Chinese Auction, is on April 25th at the Municipal Building from 9:00 AM until 1:00 PM.
- The Fire Company has bought a used professional barb-b-q trailer for raising funds.
- Grant writing has begun.
- Chief Schmolitz and Mr. Isett appreciated having a meeting with Mr. Nelligan and Andy Stein.
- Mr. Isett noted the Fire Company has a website which has interesting pictures and the calls responded to date. There were 63 fire calls for the first quarter.

PUBLIC SAFETY ADVISORY COUNCIL – DALE POWELL

- Mr. Powell noted he is Deputy Director of EMA for East Hanover Township. He provided a report on the year end activities for EMS, fire and the State Police. It is available at the Municipal for review
- He commented he was asked by the Public Safety Advisory Council to request that the site at Allentown Blvd. for the new Grantville Fire Company be accepted as its permanent site.
- One Criminal Complaint from the PA State Police was the tacks thrown on the roadways in East Hanover and West Hanover Townships.

- **Ms. Beaudet made a motion to support the placement of the new fire house at South Hill and Rt. 22. Mr. Shutt seconded the motion. The Chairman asked for public comment, there was none. The motion was approved 5 in favor, 0 opposed.**

EMERGENCY MANAGEMENT – JOHN NELLIGAN

- Mr. Nelligan noted the Township came close to an extreme issue 2 weeks ago with tornadic events. Fortunately, the severe storms veered to the east and the Township did not get hit. Unfortunately, those to the east and south did get hit. This is a normal spring time occurrence. The information that has been received from the National Weather Service indicates that severe storms will be prevalent this year. The months of April and May are months of severe weather and he reminded residents to be aware of these conditions and to listen to the warnings.

WWTP OPERATIONS AND MAINTENANCE – CURTIS CASSEL

- Mr. Cassel provided his report for the month of March. It is available at the Municipal Building for review. It was noted there was a grinder pump problem at Funck's EXXON again.
- Mr. Marshall asked what caused the failure of the grinder pump at Funck's EXXON. Mr. Cassel noted the pump is a residential grinder pump in a commercial application and gets used harder than it should. This time it back fed and kicked a beaker off in the control panel. He is talking with Dave Gumphier and Keener Electric to see if we can get some kind of thermal cut out or timers on the pump so that if the light is on for a certain amount of time, it cuts the electric off going to the pump instead of constantly feeding it and burning up the motors.

ENGINEERS REPORT – NORMAN ULRICH

- Mr. Ulrich noted the Township site plan for its property is moving forward. A surveyor needs to be involved to pick up the existing features and do the outbound to ensure that all the properties are tied together. The cost will be \$5,700.00.
- **Ms. Beaudet made a motion to approve the \$5,700.00 for the surveying. Mr. Nelligan seconded the motion. The motion was approved 5 in favor, 0 opposed.**

EFMR MONITORING GROUP – ERIC EPSTEIN

- Mr. Epstein noted he followed up on the energy efficiency issue. Central Dauphin School District invested around 8.2 million dollars to retrofit all their elementary schools. They contracted with Honeywell. Cumberland County announced they saved around \$840,000.00 on energy efficiency measures after contracting with Constellations. He felt the Township has 2 options, but it is premature to enter into them now. The Pennsylvania League of Cities is going to resituate what is known as a municipal utility alliance. If the Township decides to join it, you could save up to 10% on electric bills. This would be being part of an aggregate that would drive down the price by large purchasing. There is a

national effort called the Campaign for Fair Electric Rates. Mr. Epstein suggested we track both initiatives and see how it pans out before the Township decides what it wants to do.

- Mr. Epstein met with the PA State Police to follow up and he felt they were close to closing out 4 issues. Act 124, idling – The State Police are working with DEP to figure out how it will be implemented. There may be some businesses in the Township that will have to deal with the Act. It is the belief that the State Police will be retained at the Casino 24/7. They will continue to coordinate with internal security. A letter was sent to the Township regarding patrolling of the rest areas. It is the State Police's belief that it is an issue, but not one which requires signage. They can enforce overflow parking. There is an additional issue at the entrance where the trucks are parking. The State Police would not oppose overflow parking since they have to balance moving tired truckers off the road and into rest areas. Expansion of the rest areas would have to be addressed with PennDOT. The State Police did request, on any impending lighting at the RVG construction at the Hilton Garden Inn.
- May 14th will be the date when we find out if we are going to receive any H2O grant money.
- Governor Rendell created a Stimulus Oversight Commission. He selected a gentleman from Philadelphia as the Chief Accountability Officer. Mr. Epstein would be willing to meet with the commission to see if there is anyway we can access the funding.
- Mr. Nelligan asked if Mr. Epstein had any idea about the Township chances with the H2O grant. Mr. Epstein noted he would attend the next meeting but he did not know how the Township was doing. There is money available for the grants.

UNFINISHED BUSINESS

CLEAN STREET ORDINANCE

This is with the Solicitor.

CHANGES TO SALDO

The draft is close to being complete.

JUNK YARD ORDINANCE

This is close to being in final form.

RANDAZZO PROPERTY

Frank Grottola of Act One Consulting represented the Randazzo's. They are requesting a waiver from a land development plan to build a barn on the location where an old barn was. Ms. Beudet noted there was no negative feedback from the engineer or zoning officer.

- **Ms. Beudet made a motion to grant the waiver of Section 201.2.8 for the land development plan. Mr. Marshall seconded the motion.** Chairman Espenshade did not have a problem with the waiver but had concerns about the

stormwater issues. Mr. Ulrich noted they would still need a minor land disturbance permit. **The motion was approved 5 in favor, 0 opposed.**

NEW BUSINESS

SCOTT WALTERS – USE OF PARK

Mr. Walters noted last year permission was granted for use of the park after dark. They would like to do it again this year to show a movie at night. This is for a Community day presented by the local businesses and churches. The movie “Bolt” will be shown. They would also like approval for the use of the Special Fire Police. Mr. Walters has already contacted the Fire Police and they are available. He would also like to use the field for parking.

- Mr. Marshall asked if there were any problems with last year’s events. Mr. Longreen noted there were none.
- **Mr. Nelligan made a motion to grant Mr. Walters request for the use of the Park for the May 24th event and the use of the Fire Police as long as they are available. Mr. Marshall seconded the motion. The Chairman asked for public comment, there was none. The motion was approved 5 in favor, 0 opposed.**

APPROVAL OF GRANT AGREEMENTS

Solicitor Wyland noted the draft agreements were received, reviewed and comments were provided to the County. There were some issues that needed to be addressed. Hopefully, the agreements will be ready for approval at the next meeting. This agreement covers all the funds that are released in grant form which this year the Township was approved for \$3.1 million dollars. The language is important to get right since this agreement will probably be used in future years.

REICHELDERFER – SUBDIVISION PLAN – EXTENSION OF TIME

- **Ms. Beaudet made a motion to accept the grant of an extension of time for the Reichelderfer plan which expires April 19th, until July 18, 2009. Mr. Marshall seconded the motion. The motion was approved 5 in favor, 0 opposed.**

RESIGNATION OF PLANNING COMMISSION MEMO – DONNA LEBO

Chairman Espenshade had concerns that the letter was not addressed to the Board of Supervisors, but to the Planning Commission.

- Ms. Beaudet noted she spoke with Mr. Craig and he was asked to forward it to the Board of Supervisors. Solicitor Wyland felt Mrs. Lebo intended to tender her resignation to the correct entity and agreed the Board should accept the resignation.
- **Mr. Marshall made a motion to accept Donna Lebo’s resignation from the Planning Commission. Ms. Beaudet regretfully seconded the motion. The motion was approved 5 in favor, 0 opposed.**
- Ms. Beaudet noted she spoke with Mr. Craig regarding the resignation and she would like to give the Planning Commission the liberty of finding someone first. If

they can't find someone, then it would go to the Board. Solicitor Wyland felt it would be a nice gesture to allow the Planning Commission time to find a replacement.

- It was noted the opening would be put on the website

Solicitor Wyland noted the Board might want to reword the motion on the Randazzo Property. He felt the motion should be corrected to waive the land development requirement.

- **Ms. Beudet made a motion to waive the requirement of submitting a land development plan for the Randazzo property. Mr. Marshall seconded the motion. The motion was approved 5 in favor, 0 opposed.**

PARK AND REC BOARD – INCREASE MEMBERS

Chairman Espenshade noted the Park and Rec Board has a couple of individuals who are interested in becoming members. At this point, the ordinance only calls for 5 members. The Park and Rec Board would like the number increased to 7 to allow for the 2 interested individuals to become part of the board. This would require a change in the current ordinance.

- **Ms. Beudet made a motion to amend the ordinance to increase the Park and Rec Board to 7 members. Mr. Marshall seconded the motion.** Mr. Nelligan noted he is pleased we have people coming forward to volunteer their time and the Board appreciates it. **The motion was approved 5 in favor, 0 opposed.**

ROCKVIEW LLC (KEYSTONE CUSTOM HOMES) REDUCTION OF LETTER OF CREDIT

Mr. Ulrich noted the request was received and is being reviewed by himself and the Solicitor.

RESCHEDULE PUBLIC HEARING

- **Mr. Marshall made a motion to reschedule the public hearing for the Act 209 to May 5, 2009 at 7:30 PM and to advertise. Mr. Nelligan seconded the motion. The motion was approved 5 in favor, 0 opposed.**

RICHARD SCHOCK – SEWER

Mr. Schock noted he has asked questions in the past about the sewer line for the Hilton Garden Inn. He has concerns about the wastewater collection and treatment system and the current and future users. In the past, he asked if the line that would serve the Hilton Garden Inn would be a gravity line. So far all the planning has been for a pumping station but there has been debate as to where the pumping station would be located to take care of future expansion of the area. His question about the gravity line was referred to the engineer from LTL Consultants. His response was negotiations would take place with the developer and the type of line that would be used would be part of the negotiations. Mr. Schock asked if the Board is being apprised of what is happening with the negotiations.

- Mr. Marshall noted he learned information this evening regarding the issue.

- Chairman Espenshade noted he has been informed.
- Ms. Beaudet noted she has been informed.
- Mr. Nelligan noted he was informed and as of this evening the Board was further updated.
- Mr. Schock asked if the Board had input into the negotiations.
- Ms. Beaudet noted most of the issues are of an engineering nature. There is not a big line so you can't put a lot of people on it.
- Mr. Ulrich noted the Township is not at the point of negotiations. Hilton Garden Inn just recently submitted its planning module. The first step is to have the module reviewed. The applicant has in the module that it would like, and intend to, submit for a pump station. The pump station, if it is going to be owned and maintained by private individuals is a possible alternative. However, if the applicant intends for the Township to take over the pump station, then the Township would want to take a close look at the situation to see if there are gravity alternatives. The Township is not at that point right now. If the applicant wants the Township to take over the pump station, then the Township will have to look at the options closely to see if it wants to take over the pump station. If it is not feasible, or possible to have a gravity line, then the Township has to decide if it wants to take over the pump station. Negotiations are ongoing as to where the pump station might be located and the information will need to be provided to the Township before the Board can make a decision.
- Mr. Schock asked if anyone has expressed a preference as to a gravity flow or pump station. Ms. Beaudet noted Mr. Schock's question is premature since the engineer has not brought it to the Board yet.
- Mr. Schock felt there were only 3 options. One would be to let Hilton Garden Inn build a pump station and attach to the gravity line that serves Chesapeake Estates. Hilton Garden Inn would own and maintain the pump station. This option should be ruled out since if there is failure in the septic system or possibly new construction in the watershed DEP will force the Township to install sewer lines. The second option is for Hilton Garden Inn to build a pump station that is large enough and pressure line to serve that watershed. This option is doable but the pump station would be turned over to the Township along with all the expenses that go with it. Mr. Schock described the expenses. The third option is to build a gravity flow line to serve the area which would eliminate a grinder pump in the area that is a continual problem. This option would last a long time. He is 99.9% sure this option is doable. Mr. Schock provided the Board with his past work experience.
- Mr. Schock noted he attended the last Planning Commission meeting and has lost confidence in the Township engineer and other people. He further provided the Board with his past work experience. He has looked at the General Fund expenditures for 2008 and questioned if it was a good idea to give out projects on a time and material basis. He felt if LTL recommended a pump station, there should be a second opinion to see if it was cost effective now and in the future. There is currently work being done on the sewer collection system for Englewood and Partridge Hills. This is being done on an hourly basis. It may be of benefit to put out an RFP for the engineering and inspection of the Englewood and

Partridge Hills collection system. He is 100% sure there are engineers as good and closer to the project that would save the users money.

- Mr. Schock talked about the Halbleib land development plan. He noted the engineer did not visit the site since he felt he did not have to. He discussed the nitpicking of the engineer and Planning Commission.
- Mr. Schock felt it was important for the Township residents and taxpayer to have an idea of what is going on. He discussed a simple subdivision near him that cost the owner of the property \$8,272.74 in Township engineering fees.

OTHER BUSINESS FROM THE BOARD

Chairman Espenshade noted George Rish had asked for the current cost of the Act 537 Plan. He provided Mr. Rish with a copy of the costs.

BUSINESS FROM THE PUBLIC

Larry Gessaman was before the Board on behalf of his parents Paul and Blanche Geesaman. His parents own a property at the southeast corner of Sand Beach Rd. and Jonestown Rd. It is currently deeded as 2 different tracts. Tract No. 3 on the print provided to the Board has a mobile home on it that is located near the telephone switching station. A tenant in the mobile home would like to remove it and install a manufactured home. The Zoning is Village Residential and the problem is on page 51, footnote #3 the property is served by public sewer but has well water. Footnote #3 indicates a total of side yards of 80 feet. Jonestown Rd. is a collector road so he understands there is a need for 60 feet for the front setbacks. The intent is to take the mobile home off the property and replace it with a manufactured home. However, with the lot width at the centerline of the street being 105 feet, until you move back to the minimum front building setback line and try to create a space to create a building, it does not exist.

- Ms. Beaudet asked if it would be grandfathered in with the replacement. Mr. Geesaman noted the existing home is front to rear on the lot and the replacement would be facing the street.
- Mr. Gessaman noted he did not measure the existing driveway and provide those measurements on the print.
- Chairman Espenshade asked if Mr. Gessaman talked with the Codes and Zoning Officer. Mr. Gessaman noted he did not speak with him, but a realtor spoke with him and the results were not satisfactory. What is being looked at would be a major improvement from what is currently there.
- Mr. Gessaman felt the only potential would be a variance but he did not see how you would prove a hardship.
- It was noted the Board cannot grant a waiver on a Zoning issue. It would have to go before the Zoning Hearing Board.
- Solicitor Wyland noted he just received the request at the meeting. The applicant might have a couple different procedural options. The only thing the Board could act on would be a proposed text amendment to the Zoning Ordinance which would be an elaborate procedure and might cause ripple effects throughout the ordinance. At most the Board might refer the applicant to Mr. Smith and or Mr. Ulrich to discuss the problem. Other than that the applicant might want to file an

application for a variance before the Zoning Hearing Board. There are options and the applicant might want to consult with someone.

- Mr. Ulrich noted if the Board felt strongly about the issue, it could send a representative to the Zoning Hearing Board to state its case and indicate it is in support of the applicant's case.

Mr. Rish asked why the public hearing for the Act 209 was postponed.

- Solicitor Wyland noted there is a fairly complicated notice provision and in speaking with Mrs. Casey, the Township wanted to make sure the notices were provided within the required time frames so there were not any issues afterwards about adequate notices.
- Mr. Rish commented he might not be able to make it to the public hearing and had a question about the report. On the segments of the study on Bow Creek Rd. it seems they studied on both ends of the roads before the bridge over I81 but did not study the bridge.
- It was noted his question would be forwarded to McMahon Associates.

There was no further business.

Mr. Shutt made a motion to adjourn the meeting. The meeting was adjourned at 8:17 PM.

Respectfully submitted,

Deborah A. Casey

cc:	Marie Beaudet	Charles Longreen
	David Marshall	Planning Commission
	Keith Espenshade	Light-Heigel & Associates
	Thomas Shutt	Posted
	John Nelligan	Zoning Hearing Board
	Hawke, McKeon & Sniscak	LTL Consultants
	Curt Cassel	Eric Epstein