

**READING TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
JANUARY 16, 2017**

The regular meeting of the Reading Township Board of Supervisors was held at the Township Building and called to order at 6:00 pm by Kevin Holtzinger, Chairman. Marcia Weaver, Vice Chairperson was present and Chairman Holtzinger presided over the meeting. Donald Kauffman, Supervisor, was absent.

Others in attendance included Victor Neubaum, Solicitor; Eric Mains, Engineer; John Biese and Gerald Shank, Planning Commission; Police Officer Bill Ceravola, Gary Bullock, EMC; Nancy Stimer, Auditor; Kim Dissinger, Jason Grim, George Wolf, Public Works; Phil Garland, Hampton Heights, Phase III Subdivision Plan; Neal Metzger, Rutter's Farm Store #17; J.T. Hand, York Water Company; Gail Bixler, Hampton Heights Homeowners Association; John Phillips, Attorney representing the Hampton Heights Homeowners Association; Kevin Ernst, Jacqueline King, Lorie McKen, Steve King, Mark Wagner, Kristina Wagner, Barry Cockley, Brian & Carol Flech, Shane Miller, Adam Plumbly, Marty & Anne Young, Pauline Brodbeck, Sue Myers and Evelyn Howe.

Chairman Holtzinger called the meeting to order and Ms. Weaver led the Pledge of Allegiance to the flag.

The minutes of December 19, 2016 were tabled for further review on a motion by Ms. Weaver and seconded by Chairman Holtzinger, motion carried.

The minutes for the January 3, 2017 Re-organization meeting were approved on a motion by Chairman Holtzinger and seconded by Ms. Weaver; motion carried.

ANNOUNCEMENTS

1. The Board met on December 29th to discuss bills received from Stewart & Tate concerning Group Mill Road.
2. On January 10th a meeting was held with Penn Vest regarding the sewer project.
3. On January 11th a meeting was held to discuss the merger of the fire companies. Another meeting is scheduled for January 29th.
4. On January 12th the Board had a meeting with the Board of Directors of East Berlin Fish & Game Club. John Biese, Chairman of the Planning Commission was also in attendance.

PUBLIC COMMENTS

There were no public comments.

ENGINEER'S REPORT

Hampton Heights Phase I & II have requested a Bond reduction. Eric Mains stated that in Phase I all that is left is the fencing. He recommends closing Phase I and putting the fencing issue under the Phase II Bond. After discussion concerning the Bond amount and Phase II, Kevin Holtzinger made a motion to approve moving the Bond amount to Phase II. Marcia Weaver seconded the motion. Motion carried.

Hampton Heights has requested a Bond reduction and Phasing schedule change. They are requesting a reduction of \$57,027.04 plus the amount of \$54,000 from Phase I. After discussion Kevin Holtzinger made a motion to approve the reduction as stated. Marcia Weaver seconded the motion. Motion carried.

Eric Mains stated that the Act 537 Plan has been scheduled for a mandatory update. The new amendments will need to be approved by the Board. It was also discussed that an OLDS ordinance will be required (for mandatory pump out of lots). Mr. Mains is preparing revisions to the current Sewage Management Section of the Township Ordinances, with assistance from Township staff (including the Sewage Enforcement Officer and the Municipal Authority).

SUBDIVISION & LAND DEVELOPMENT

Hillandale, Gettysburg, Final Land Development Plan #2016-05; Bond waiver:

Victor Neubaum stated that correspondence has been sent to Hillandale and we have received no reply. Marcia Weaver made a motion to table the Bond Waiver pending response from Hillandale. Kevin Holtzinger second the motion. Motion carried.

Hampton Heights Phase III, Final Subdivision & Land Development Plan #2016-06:

They have made the following requests: Conditional plan approval – Phil Garland was present to represent Hampton Heights. Eric Mains stated that all conditions have not been met:

1. §22-306.A(27) & (28) The plan must be signed prior to approval by the Township. All plans must have original signatures, seals and notarization and include a separate signature block for the Board of Supervisors to sign on each page to facilitate recordation of the Final Plan.

2. §22-516 The Plan Requires an estimate of Public Improvement Surety be reviewed and approved. Additional items that must be included prior to this review include the following:

a. Confirmation from the Reading Township Municipal Authority that they agree with “Item H, Sanitary Sewer” and the inclusion of this section in the overall development bonding instrument.

b. A line item clearly listing the inclusion of “Well Caps” to confirm that all existing test wells will be capped.

c. A separate recommendation for approval must be issued prior to Final Plan approval.

3. §22-306B (10) A Sewage Facilities Planning Module must be approved by the Department of Environmental Protection.

4. §22-415.3.B; §22-415.3.E; §22-415.3.C; §22-415.3.F The revised plan better depicts pre-existing grading and stabilization of Lot #112 which has been designated for the Hampton Heights recreation area. Areas of concern that remain include:

a. Some areas have been seeded, but additional seeding needs to be completed in the Spring to allow better use of Lot #112 by the residents.

b. The recreation area , must be mowed and properly maintained on a continual basis. This would include corn stalks mowed and all litter removed to avoid safety issues.

c. Mulch trails to enter and exit the recreation area are present, but need to be compacted. The trails also need to be widened to minimum of 48” in width and extended farther throughout Lot #112 for better access and to satisfy ADA compliance. HOA to elect mulch or grass trail.

d. The recreation area must be clearly identified as a recreation area using property monuments.

5. §23-502 An Operations and Maintenance Agreement shall be provided for all permanent stormwater management systems. The Township should insure that it has either a copy of the executed Operations

and Maintenance Agreement or accepts the NPDES permit. Eric Mains will acknowledge that either document is acceptable and will satisfy this requirement.

Marcia Weaver made a motion to approve the Final Subdivision and Land Development Plan pending the stated conditions being met. Kevin Holtzinger second the motion. Motion carried.

Hampton Heights requests a Modification to the pavement thickness requirements under Section §22-502. John Biese of the Planning Commission shared his concerns of the long term issues that may arise by using a different paving system and thickness than what is recommended in the Township Ordinance. Kevin Holtzinger made a motion to table this until a further date for discussion. Marcia Weaver seconded the motion. Motion carried.

Rutter's Farm Store – Final Land Development Plan #2016-07:

Mr. Neal Metzger represented Rutter's. A revised plan was presented including the installation of a 20,000 gallon underground fuel storage tank and a wider canopy at the main entrance. Marcia Weaver made a motion to approve Rutter's Stormwater Management Maintenance Agreement. Kevin Holtzinger seconded the motion. Motion carried. Kevin Holtzinger made a motion to approve the Final Land Development Plan #2016-07. Marcia Weaver seconded the motion. Motion carried.

RESOLUTION

Resolution No. 2017-10: Follow the Schedules & Procedures for the Disposition of Records

Resolution 2017-10 was adopted on a motion by Chairman Holtzinger and seconded by Ms. Weaver, motion carried.

MISCELLANEOUS

Hampton Heights Fire Hydrants

Mr. J.T. Hand, Chief Operations Officer from The York Water Co. was present to represent Hampton Heights. He stated that there are 6 hydrants in Phase I & II. There are a total of 17 fire hydrants in Reading Township and the Township pays the water bill for 10 of them. According to Gail Bixler, President of the Hampton Heights Homeowners Association, they no longer want to pay the water bill for the 6 fire hydrants in their development and that it is the responsibility of the Township to pay for their water bill. Attorney Neubaum stated there is no statute stating the Townships must pay the water bill for the hydrants. He will look into this further.

TREASURER'S REPORT

The December's Treasurer's Report was approved as submitted on a motion by Chairman Kevin Holtzinger and seconded by Marcia Weaver; motion carried unanimously.

ADMINISTRATIVE REPORTS

Reports were submitted by the Police Department, Public Works Department, Emergency Mgmt. & Fire Companies. Also presented was the 2016 Annual Planning Commission Report. The reports were approved by a motion by Marcia Weaver and seconded by Kevin Holtzinger. Motion carried. No report was submitted for Building, Zoning & Code Enforcement.