

**PUBLIC MEETING AGENDA**  
July 25, 2024

**I. CALL TO ORDER**

**II. PUBLIC COMMENTS**

The Chairperson will entertain comments from the public regarding any matter not scheduled for discussion on the agenda.

**III. APPROVAL OF MINUTES**

- A. APPROVAL OF MINUTES: Motion to approve or modify the minutes from the June 27, 2024, Public Board meeting as presented.

**IV. OPEN FLOOR DISCUSSION**

None

**V. UNFINISHED BUSINESS**

- A. MASSAGE PARLOR ESTABLISHMENT ORDINANCE 24-04: This item was tabled from the June 2024 Board meeting. Motion to approve, revise, table or deny Ordinance 24-04, establishing an ordinance for massage parlor establishments wanting to come into the Township.
- B. ROAD CLOSURE REQUEST: A request from Bullock Construction to close a portion of South Salem Church Road to repair the railroad crossing was tabled at the June 2024 Board meeting. Motion to approve, revise, table or deny this request for the closure to take place from 5 p.m. on Friday, August 2<sup>nd</sup> to Tuesday, August 6<sup>th</sup> at 6 a.m. A detour plan will be put in place.

**VI. NEW BUSINESS**

- A. OBERMAYER ENGAGEMENT LETTER: Motion to ratify that the Township engage with Tom Wyatt to represent the Township in a potential PUC matter.
- B. BIRCH ROAD SIGN REQUEST: Motion to approve, revise, table or deny a request for deaf child signs made by Mr. Steve Grove at 2371 Birch Road. This request was due to traffic and speeding concerns in Mr. Grove's neighborhood. The total cost to make these signs are \$286.20, and Mr. Grove is asking the Board to waive this fee.
- C. TRAFFIC SYMBOL AND LINE PAINTING BID AWARD: Motion to approve, revise table, or deny awarding the 2024 traffic symbol and line painting award to Alpha Space Control, LLC who came in as lowest bidder at a cost of \$56,063.00.

- D. ROAD CLOSURE: Motion to ratify the road closure request by Kinsley Construction to close Oxford Street from Market Street to West Philadelphia Street to run a water main. This closure took place July 10<sup>th</sup> to the 12<sup>th</sup>, 2024.
- E. FINANCIAL SECURITY REQUEST FOR T-867 FINAL SUBDIVISION AND FINAL LAND DEVELOPMENT PLAN FOR MOST REVEREND DATTILO BISHOP OF THE DIOCESE OF HARRISBURG: Motion to approve, revise, table or deny a request from Karen Washington to release the surety bond for the public improvements associated with the final subdivision and final land development plan located along Taxville Road in the amount of \$27,517.88. Dawood Engineers has reviewed the request and performed the final inspection. Dawood recommends reducing the bond by \$24,050.20 and retain \$3,467.68 which includes the 18-month maintenance guarantee.
- F. FINANCIAL SECURITY RELEASE REQUEST FOR T-874 FINAL LAND DEVELOPMENT PLAN FOR SHEETZ STORE #348: Motion to approve, revise, table, or deny a request from Kayley Ritchey of Sheetz to release the surety bond for public improvements associated with the final land development plan for the Sheetz located at 4025 West Market Street in the amount of \$1,069,956.00. Dawood Engineers has reviewed the request and performed a final site inspection. Dawood recommends reducing the bond by \$900,802.80 and retaining \$169,153.20 which includes the 18-month maintenance guarantee.
- G. FINANCIAL SECURITY RELEASE REQUEST FOR STORMWATER MANAGEMENT PROJECT AT 5 CODORUN LANE: Motion to approve, revise, table, or deny a request from Jordan Illyes to release the financial security held in escrow for the stormwater management project associated with permit 220284 for 5 Codorun Lane in the amount of \$21,423.60. The Township's Stormwater Inspector, Zane Williams, has inspected the stormwater management BMP and found it to be in compliance with the approved stormwater management site plan. Staff recommends the release of the funds.
- H. T-889 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT FOR WELDON DRIVE, LLC: Motion to approve, revise, table or deny a preliminary/final land development plan depicting a proposed multifamily residential development (building with 24 dwelling units) and associated improvements on a 2.93-acre parcel located along Weldon Drive (Tax Map: 05; Parcel: 0037H) in the R-4 Residential Zone.
- I. T-891 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR YORK GARBER I: Motion to approve, revise, table or deny a preliminary/final land development plan depicting a proposed 204,474 sq. ft. solar energy farm located at 1750 Taxville Road (Tax Map: IG; Parcel: 0059) in the Agricultural Zone.
- J. T-892 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR YORK GARBER II: Motion to approve, revise, table or deny a preliminary/final land Development plan depicting a proposed 230,802 sq. ft. solar energy farm located at 1750 Taxville Road (Tax Map: IG; Parcel: 0059) in the Agricultural Zone.

- K. T-894 REVISED PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN FOR WESTGATE CAMPUS, PHASE II: to depict the creation of lots 3-6, the proposed +/- 1,230-foot extension of Westgate Drive to Roosevelt Avenue and the proposed development (office buildings and related site improvements) located along the 1700 block of Westgate Drive (Tax Map: JH; Parcel: 013) in the Professional Office Zone.
- L. T-895 PHIL CARPENTER HOMES SUBDIVISION PLAN SEWER DISCUSSION
- M. PLANNING COMMISSION VACANCY DISCUSSION
- N. CABLE FRANCHISE AGREEMENT AUDIT DISCUSSION
- O. UPDATED TRASH ORDINANCE: Discussion of proposed ordinance regulating accumulation of debris and trash on private properties.
- P. TOWNSHIP BURN BAN: Motion to ratify a Township burn ban in effect beginning July 19<sup>th</sup>, 2024, until further notice.

## **VII. ADMINISTRATIVE REPORTS**

- A. RECREATION DIRECTOR
- B. FINANCE DIRECTOR
- C. FIRE CHIEF
- D. POLICE CHIEF
- E. TOWNSHIP MANAGER
- F. ENGINEER
- G. ZONING OFFICER
- H. SOLICITOR
- I. PUBLIC WORKS DIRECTOR

## **VIII. BILLS**

- A. MOTION TO PAY BILLS

## **IX. ADJOURNMENT**

- A. MOTION TO ADJOURN