

December 9, 2020
Lickdale, PA

The Union Township Board of Supervisors met in regular session on Wednesday December 9, 2020. The meeting was held at the Municipal Building, 3111 SR 72, Jonestown, PA.

Dennis Firestone called the meeting to order at 7:00 PM.

Present:

Dennis Firestone, Chairman

Kerry McCrary, Vice Chairman

Gary Longenecker, Secretary

Brent McFeaters, Township Manager

Elizabeth Krause, Zoning Officer

Bryan Michael, Road Crew Supervisor

Paul Bametzreider, Township Solicitor

Scott Rights filling in for Steve Sherk, Township Engineer

Six (6) Residents

APPROVE BOS MEETING MINUTES FROM NOVEMBER 12, 2020 MEETING

Gary Longenecker made a motion seconded by Kerry McCrary to approve the November 12, 2020 the Board of Supervisors meeting minutes. All approved

FINANCIAL REPORT -

Kerry McCrary made a motion seconded by Gary Longenecker to approve the Financial Report. All approved.

FORT INDIANTOWN GAP – DAVID WEISNIGHT

Mr. Weisnicht did not attend the meeting

STATE POLICE – MONTHLY REPORT

The report is available with handouts when provided by the State Police.

NORTHERN LEBANON FIRE AND EMERGENCY SERVICES (NLFES)

The report is available with handouts (only when provided by the NLFES)

LIFE LION AMBULANCE SERVICES

Monthly report is available with handouts (only when provided by Life Lion)

PLANNING COMMISSION – LIZ KRAUSE

1. Home 2 Suites Land Development Plan

No new information was received, and the plan was tabled until the January meeting

2. Dane DiAngelis Subdivision Plan

The Planning Commission reviewed the recently submitted plan which proposes to subdivide the existing motel/efficiency apartment use from the commercial self-storage use on the 4.76-acre property located at 10696 Allentown Blvd and recommend the Board approve the following waivers:

- a. Section 304 of the SALDO to allow the plan to be approved as a preliminary/final plan
- b. Section 5.09.A from providing primary & replacement on lot sewage testing for lot #2, which is the self-storage facility because it does not have water nor generate any sewage flows
- c. Section 150-10A (On-Lot Sewage Disposal Ordinance) from providing primary & replacement on lot sewage testing for lot #2, which is the self-storage facility because it does not have water nor generate any sewage flows

No other action was taken at the Planning Commission meeting and the plan was tabled until the January 2021 meeting.

After a brief discussion regarding the requested waivers, Dennis Firestone made a motion seconded by Kerry McCrary to approve the three waivers as recommended by the Planning Commission. All approved.

3. Miller Bed & Breakfast Subdivision & Land Development Plan

The Planning Commission reviewed this plan which depicts a proposed bed & breakfast, horse stable, wedding venue and a 3-lot subdivision of this 14.21 Agricultural zoned property along State Route 72 across from the former Woods Creek Restaurant. The bed and breakfast & horse stables are permitted uses by special exception in the Agricultural Zoning District. A wedding venue nor any similar use is not listed anywhere in our Zoning Ordinance.

No action was taken, and the plan was tabled until the January 2021 Planning Commission meeting.

Atty. Bametzreider commented if the project would meet all the requirements and setbacks for churches or country clubs which have weddings and halls associated with them, it's possible a wedding venue could be considered a similar use, but they would have to demonstrate that they could meet all the requirements stipulated in the Ordinance for that particular use.

Before closing, Liz Krause informed the Board that the Township received revised plans for the Eric Newswanger Poultry Operation which reduces the project from the six poultry barns as previously approved on the original land development plan to four poultry bars as shown on the recently submitted revised plan.

ZONING OFFICER REPORT – LIZ KRAUSE

Liz Krause reported that five (5) permits were issued totaling \$362.00, \$3,164.48 was received in Reimbursement of Fees and \$3,556.00 was received in Plan Submission Fees.

Krause also reported the following information regarding enforcement issues:

- There has been no change on the John and Linda Light property on Yingst Drive. Atty. Bametzreider said that it is included in the stipulation that any and all trailers must be removed from the premises and that they must be removed by April 30th or the Township has the right to remove them from the property and the Light's will be responsible for all costs and attorney fees.
- There are no changes on the property at 15 Campmeeting Road. Atty. Bametzreider said they are checking into getting people to haul the tires away from the property and then will execute on the judgement that the Township has as the first lien against the property to get reimbursed
- As reported last month, all but two unlicensed vehicles have been removed from the property at 97 Moonshine Road. Krause said she knows Atty. Bametzreider talked about closing out the case, but Krause said there is a pile of brush/stuff on the property in the back, Paul said they did some kind of stipulation and will revisit with his attorney to get it cleaned up. Kerry said it looks like wood to be burned.
- There have been no changes on the Fake property at 47 White Tail Lane.
- It doesn't appear that any additional vehicles have been removed from the property at 239 Awol Road. Atty. Bametzreider said he will check with Atty. Race to see if he heard anything regarding the property owner obtaining the car titles from PennDot.
- The property at 107 Hemlock Hill Road has been brought into compliance.
- Enforcement Notices were sent to the owner of 152 Silvertown Road regarding several unlicensed vehicles and other miscellaneous items scattered throughout the property. The property must be brought into compliance by January 2nd.
- I received a verbal complaint with photos of the property at 50 Hill Drive where there are several unlicensed vehicles and miscellaneous items scattered throughout the property. A certified letter will be sent out this week.

ROAD FOREMAN REPORT – BRYAN MICHAEL

Bryan Michael reported that the road crew filled potholes on Sand Siding Road, hauled two loads during the fall cleanup (which is the most they ever taken in from the cleanup), installed and replaced signs, and have to put a new spinner motor on the 550 and will paint the arrows at Jonestown intersection tomorrow if it's warm enough.

ENGINEERS REPORT – SCOTT RIGHTS FOR STEVE SHERK, TOWNSHIP ENGINEER

1. Ridge Road Culvert Replacement. We are awaiting DEP's approval of the GP-11 application. We will prepare bid documents after the GP-11 application is approved.

2. Sand Siding Road (Dirt, Gravel and Low Volume Road (DGLVR) Grant. We submitted a GP-11 application to DEP to authorize installation of a 15'-0" span x 4'-8" rise aluminum structural plate (ASP) arch culvert with open bottom bearing on concrete strip footers. There are wetlands within the project limits so USFWS clearance is required to clear potential bog turtle impacts. We screened the project site and confirmed that bog turtle habitat does not exist and submitted documentation of this screening to USFWS on October 29, 2020.

We are also waiting for the Geotechnical Engineer's investigative report to confirm allowable bearing capacity for the concrete footer design.

We received DEP's initial review letter for the GP-11 application. DEP's only comment is that USFWS clearance of the potential bog turtle impact is required before the application can be processed. We will forward USFWS's response to DEP upon receipt. The Lebanon County Conservation District Board has approved the Dirt, Gravel and Low Volume Road (DGLVR) grant application in the amount of \$175,000. The grant will fund the materials, equipment and labor needed to construct a new culvert and raise the road's profile. The grant also includes the replacement of three smaller culverts crossing the roadway. This grant requires an in-kind match by the Township in an amount up to \$47,050.83 for engineering, permitting, construction administration and inspections. However, this was a conservative estimate made very early in the process and it's likely the Township's final cost will be significantly less than the budgeted amount.

Scott Rights asked the Board to authorize Brent McFeaters, Township Manager to sign the contract with the Soil Conservation District regarding Sand Siding Road. Dennis Firestone made a motion seconded by Gary Longenecker to authorize Brent McFeaters to sign the contract for San Siding Road. All approved.

3. SWM Plan for 2 Colonial Drive. This project involves the development of a single-family detached dwelling on an existing lot-of-record located at 2 Colonial Drive. The E&S Plan was approved by the Lebanon County Conservation District since the date of my last review letter dated 12/3/2020. Therefore, the stormwater management plan is ready for Township approval upon receipt of signed plans, executed agreements and financial security in the amount of \$13,401.30.

Jim Darkes asked if the Township has an ordinance with a 5-year moratorium regarding cutting into the road. A lengthy discussion was held regarding the conditions required to restore the road to the best level possible and what would be required if the Township had a 5-year moratorium in place regarding cutting into the road. Atty. Bametzreider added that the road cutting permit must be granted as the Ordinance is currently written, but a 5-year moratorium might be something to look at for in the future.

Atty. Bametzreider said the Stormwater Plan for 2 Colonial Drive is ready for approval noting that the developer submitted a Letter of Credit with only one mistake that needed corrected but also submitted a letter asking for conditional approval and that all the agreements are also executed and ready to sign. Dennis Firestone made a motion seconded by Gary Longenecker to approve the 2 Colonial Drive Stormwater Plan contingent upon receipt of the Letter of Credit. All approved.

SOLITOR'S REPORT – PAUL BAMETZREIDER

LIGHT PROPERTY STIPULATION

Atty. Bametzreider informed the Board that everything required is included in the Light's Stipulation and asked the Board to authorize the signing of the Stipulation to submit to the Court. Dennis Firestone made a motion seconded by Kerry McCrary to authorize the signing of the Light Property Stipulation. All approved.

2 COLONIAL DRIVE AGREEMENTS

Dennis Firestone made a motion seconded by Kerry McCrary to approve and authorize the signing of the Land Development Improvements Agreements and the Stormwater Agreements for 2 Colonial Drive. All approved.

LEBANON FEDERAL CREDIT UNION AGREEMENTS

Dennis Firestone made a motion seconded by Gary Longenecker to approve and authorize the signing of the Lebanon Federal Credit Union's Stormwater Agreement and the Land Development Improvements Agreement. All approved.

RESOLUTIONS

RESOLUTION #2-2020 – ADOPT THE 2021 BUDGET (THE BUDGET HAS BEEN POSTED AND ADVERTISED FOR THE RESIDENTS, AS PER SECOND CLASS TOWNSHIP REQUIREMENTS)

Dennis Firestone made a motion seconded by Kerry McCrary to adopt Resolution #2-2020 to adopt the 2021 Budget. All approved.

RESOLUTION #3-2020 TAX LEVY – FIRE HYDRANT TAX FOR 2021

Dennis Firestone made a motion seconded by Gary Longenecker to adopt Resolution #3-2020 for the fire hydrant tax levy. All approved

RESOLUTION #4-2020 – TAX LEVY GENERAL PURPOSES & STREET TAX FOR 2021

Dennis Firestone made a motion seconded by Kerry McCrary to adopt Resolution # 4-2020 for the General Purposes & Street Tax Levy for 2021. All approved.

RESOLUTION #5-2020 – DEP EFA REGISTRATION, PERMISSION FORM TO FILE PERMITS ONLINE TO DEP

Brent McFeaters explained to the Board that due to Covid, all municipalities are required to adopt a resolution to authorize Chapter 105 electronic filings. Dennis Firestone made a motion seconded by Gary Longenecker to adopt Resolution #5-2020 regarding the DEP EFA registration permission form to file permits online to DEP. All approved.

NEW BUSINESS

MOTION TO APPROVE 2021 C.M. HIGH PREVENTATIVE MAINTENANCE AGREEMENT IN THE AMOUNT OF \$2,045.00

Kerry McCrary made a motion seconded by Gary Longenecker to approve the C.M. High Preventative Maintenance Agreement in the amount of \$2,045.00. All approved.

MOTION TO APPROVE THE MEETING SCHEDULE FOR 2021, (ORGANIZATION, SUPERVISORS, PLANNING COMMISSION & LICKDALE SEWER PLANT MEETINGS

Kerry McCrary made a motion seconded by Dennis Firestone to approve the following 2021 meeting schedule noting that the Board will start the 2021 Supervisors meeting immediately following the Sewer Meeting.

Organization Meeting, Monday, January 4th, 5pm

Planning Commission, 1st Wednesday of the Month, 7pm

Sewer Meeting, 2nd Wednesday of the Month, 6:30pm

Regular Board of Supervisors Meeting, 2nd Wednesday of the Month immediately following the Sewer Meeting

All Supervisors voted in favor. Motion carried.

MOTION TO APPROVE AN ESTIMATE FROM STEVE DOVE FENCE COMPANY TO RELOCATE AND INSTALL NEW FENCING FOR THE RECYCLING CENTER (ESTIMATE IS \$5,019.35)

Brent McFeaters, Township Manager, explained that last month the Board approved the card reader, and this quote in the amount of \$5,019.35 is for the fence. Kerry McCrary made a motion seconded by Gary Longenecker to approve the quote in the amount of \$5,019.35 from Dove Fence Company to relocate and install the new fencing for the Recycling Center. All approved.

GLRA 2021 FEE SCHEDULE

Brent McFeaters said the GLRA has provided their new 2021 rate schedule paid to the Township Board Representative for Board meetings and for committee meetings. Brent McFeaters noted that Larry Herr was just reappointed as the Union Township Representative for the GLRA. The Board agreed with the rate schedule set forth in the GLRA's December 2, 2020 letter regarding the rate 2021 rate schedule.

INSURANCE CLAIMS

Brent McFeaters, Township Manager explained that the first claim was the ped pole located within the Turkey Hill parking lot (estimate is \$990.00) and the second claim was the signal light mast located at the southeast corner of Fisher Avenue & Old Forge Road (estimate is \$24,000 and both claims being made are responsible for our \$500.00 deductible) Kerry McCrary made a motion seconded by Gary Longenecker to authorize the filing of the two claims with the insurance company to fix the ped pole located within the Turkey Hill parking lot and for the signal light mast located at the southeast corner of Fisher Avenue & Old Forge Road. All approved.

RECYCLING CENTER

Brent McFeaters informed the Board that the Township has been receiving numerous phone calls and emails from people who reside in the nearby municipalities about the recycling center eventually being gated and only being accessible to Township residents. He said he explained to everyone about the expenses involved with the Recycling Program and that in 2020, between the fuel, salary and truck repairs, the expenses were approximately \$65,000, and the 904 Grant will only provide \$34,000.00 from 2018. Dennis Firestone said he's not interested in giving access to residents from outside the Township after the gate is installed. Kerry McCrary suggested installing additional cameras at the center, so that Brent can turn off the card of anyone who violates the rules of the center. The Board agreed that the Recycling Center should only be available to Union Township residents who obtain a key card that will give them access to the center and the details will be posted on the Township's website before the gate is installed.

OLD BUSINESS

None

BILLS PAYABLE

Dennis Firestone made a motion seconded by Gary Longenecker to pay the bills in the amount of 58,822.94 from the General, Recycling, Liquid Fuels Street-Light, & Payroll Funds. All approved.

DATE OF THE ORGANIZATION MEETING

Monday, January 4, 2021 – 5:00 p.m.

DATE OF NEXT PLANNING COMMISSION MEETING

Wednesday, January 6, 2021- 7:00 PM

DATE OF NEXT LICKDALE TREATMENT PLANT MEETING

Wednesday, January 13, 2021 - 6:30 PM

DATE OF NEXT BOARD OF SUPERVISORS MEETINGS

Wednesday, January 13, 2021 - immediately following the Lickdale Sewer Meeting

ADJOURNMENT

With no further business or comments, the meeting was adjourned at 7:59 p.m.

Respectfully submitted,

Elizabeth Krause
Recording Secretary