

The Straban Township Board of Supervisors met this date, as publicly advertised, at 7:00 p.m. in the meeting room of the Straban Township Municipal Building, 1745 Granite Station Road, Gettysburg, PA 17325 with Board Chair Alfred E. Kammerer presiding. Others in attendance were: Vice-Chair Tony Sanders; Supervisor Sharon Hamm; Office Manager/Secretary-Treasurer Robin Crushong; Solicitor John S. Phillips; David Clapsaddle, Zoning Enforcement Officer and William Hill, Township Engineer.

Others in attendance were: Sandra & Lawrence Martin; Bob Spangler; Bill Smith; Peter Martin of PJ Martin; Steve Rice; Alan Zepp; Tom Adair, Chair of the Recreation Advisory Board; Crissy Redding; Paul Kriger; Bob Sharrah; Carolyn Conaway; and Mary Grace Keller, *Gettysburg Times*.

Board Chair Alfred E. Kammerer led everyone with the Pledge to the Flag.

- Mr. Kammerer informed the residents present of the next scheduled meetings: Board of Supervisors meeting on May 7, 2018; Planning Commission meeting on April 25, 2018; and Recreation Board meeting on Monday, May 21, 2018. There were (2) workshops held in March with developers and an executive session concerning the pending litigation.

### **Public Comment:**

None.

### **Minutes:**

Ms. Hamm moved, seconded by Mr. Sanders, to approve the March 5, 2018 meeting minutes as presented. Motion carried unanimously.

### **Approve Bills:**

Ms. Hamm moved, seconded by Mr. Sanders, to approve the March 15, 2018 and March 31, 2018 bills for payment. Motion carried unanimously.

### **Reports:**

**Recreation** – Mr. Adair informed the Board of Supervisors that the Recreation Board will be hosting an open house on Sunday, June 10, 2018 between 2-4 p.m. for the public and will provide hot dogs, chips and drink. This will be a dedication of the new swing set in memory of Roy Thomas for his dedication to the Straban Township Recreation Park.

**Tax Collection** – Paul Kriger announced that York Adams Tax Bureau (YATB) has collected about \$5,000.00 more than this time last year. The rate of collection decreased this year to 1.85% from 2.0%.

**Correspondence:**

Ms. Crushong announced the following:

- Adams Regional EMS, Inc. February 2018 report
- United Hook and Ladder Co. #33 February 2018 report
- Minutes of the Gettysburg Municipal Authority Board of Directors Workshop and regular meeting held on February 19, 2018
- Minutes of the White Run Regional Municipal Authority meeting held on February 21, 2018
- Minutes of the Adams County Council of Government meeting held on February 22, 2018
- Minutes of the Adams County Transportation Planning Organization (ACTPO) meeting held on January 31, 2018
- Letter from Gettysburg Adams Chamber of Commerce dated March 15, 2018
- Letter from Norris L. Flowers dated March 6, 2018

**Appearance:**

None.

**Old/New Business:**

1. **Award of bid for Proline Place project** – Mr. Sanders informed everyone that bids were opened on Wednesday, March 28, 2018 at 10:00 a.m. as properly advertised. Solicitor Phillips confirmed that the bonds were properly executed. The lowest bidder for the Proline Place project was Kinsley Construction, Inc. **Mr. Sanders moved, seconded by Mr. Kammerer to award the Proline Place project to Kinsley Construction, Inc. for the placement of 1,300 ton wearing course at a unit price of \$12.00 with a total price of \$15,600.00 and supply and install 11,000 square yards of paving fabric with performance grade asphalt and labor at a unit price of \$2.62 with a total price of \$28,820.00 with a grand total for this project of \$44,420.00. Motion carried unanimously.**

2. **Award of bid for Hoffman Road project** – Mr. Sanders informed everyone that bids were opened on Wednesday, March 28, 2018 at 10:00 a.m. as properly advertised. Solicitor Phillips confirmed that the bonds were properly executed. The lowest bidder for the Hoffman Road project was Kinsley Construction, Inc. **Mr. Sanders moved, seconded by Ms. Hamm to award the Hoffman Road project to Kinsley Construction, Inc. for the furnish & placement of 1,000 ton scratch course at a unit price of \$72.20 with a total price of \$72,200.00 and furnish & placement of 1,000 ton wearing course at a unit price of \$70.40 with a total price of \$70,400.00 with a grand total for this project of \$142,600.00. Motion carried unanimously.**

3. **Award of bid for Hazelbrook Hills Subdivision project** – Mr. Sanders informed everyone that bids were opened on Wednesday, March 28, 2018 at 10:00 a.m. as properly advertised. Solicitor Phillips confirmed that the bonds were properly executed. The lowest bidder for the Hazelbrook Hills Subdivision project was Hammaker East LTD. **Mr. Sanders moved, seconded by Ms. Hamm to award the Hazelbrook Hills Subdivision project to Hammaker East LTD for the furnish of labor and materials required to complete in place of 13,533 S.Y. of double seal at a unit price of \$2.93 with a total price for this project of \$39,651.69. Motion carried unanimously.**

4. **Award of bid for E-3M Emulsion** – Mr. Sanders informed everyone that bids were opened on Wednesday, March 28, 2018 at 10:00 a.m. as properly advertised. Solicitor Phillips confirmed that the bonds were properly executed. The lowest bidder for the E-3M Emulsion was Hammaker East LTD. **Mr. Sanders moved, seconded by Ms. Hamm to award the E-3M Emulsion to Hammaker East LTD. for 10,000 gallons at a unit price of \$2.23 with a total price of \$22,300.00. Motion carried unanimously.**

5. **Highland Avenue Road Light Pole** – Ms. Hamm moved seconded by Mr. Sanders to take over the monthly payment of \$14.00 for the dusk to dawn light at the corner of Highland Avenue Road and Route 116 from Adams Electric Cooperative, Inc. Discussion: Back in 1996 the township entered into a safety light program through Adams Electric Cooperative that provided a safer environment in the communities where these lights are placed. As part of Adams Electric commitment to this program they agreed not to charge for the light during the first five (5) years of the program. We are now several years past that commitment and Adams Electric needs the township to decide how this program continues. The choice was either to set up billing for the light at \$14.00 a month or coordinate with Adams Electric to have the light removed. **Motion carried unanimously.**

6. **Gettysburg Commons Plan** – Mr. Kammerer moved, seconded by Mr. Sanders to approve the letter confirming that the Gettysburg Commons plan documents remain in effect subject to the terms, conditions, and limitations as stated therein or under applicable law. Discussion: Solicitor Phillips indicated that this project that was conditionally approved before the decline in real estate in 2008 is planning to come back and move forward with this project. The new developer wanted confirmation in writing of the status. **Motion carried unanimously.**

7. **Well Restriction Area Shriver's Corner Superfund Site** – Mr. Sanders moved, seconded by Ms. Hamm to implement an institutional control on well restriction area in connection with the Shriver's Corner Superfund Site with Environmental Protection Agency (EPA). Discussion: Solicitor Phillips indicated that the U.S. Environmental Protection Agency (EPA) provided Straban with information about two groundwater plumes and requested that Straban establish a procedure whereby EPA would be notified if a well was planned in these two groundwater plumes. This also gives Straban the opportunity to let people know about this and also give Straban a level of responsibility to

make sure people are aware of these restricted areas. Once Straban receives a request for a Well Permit the following procedures for reviewing well permit applications in the Well Restricted Area would be as follows:

- EPA will be notified of any new well permits submitted to Straban Township in the Well Restriction Area as defined on the map provided;
- EPA will review the proposed well location to determine if the well is likely to be impacted by groundwater contamination from the Site; and
- EPA will recommend that Straban Township approve or disapprove of the proposed well location or recommend an alternate well location that is unlikely to be impacted by groundwater contamination from the Site.

**Motion carried unanimously.**

**8. Bidding Process on (2) Used Mowers – Mr. Sanders moved, seconded by Ms. Hamm to authorizing bidding process with Municibid and the local newspaper. Motion carried unanimously.**

### **Land Use Reviews:**

***Gettysburg Crossing, LP – CVS Pharmacy*** – Lincoln Commons Lot 1A - Field Changes to approved and recorded Preliminary/Final Subdivision and Land Development Plan dated 10/11/2017, last revised 12/29/17, and recorded at the Adams County Courthouse DB 6351, PG 540 (Shealer/York Roads)

Mr. Hill explained the proposed field changes as follows:

- Field change to update plan for final retaining wall design on north-west corner of site. Minor changes to wall location and landscaping. Minor changes to on-site paving details based on geotechnical consultant recommendations. Wall is approximately 3' in height.

The field change #2 remains consistent with both of the approved stormwater management plans and the overall land development plan for both projects.

**Ms. Hamm moved, seconded by Mr. Sanders to approve Field Change #2 for the Lincoln Commons Preliminary/Final Subdivision and Land Development Plan and the CVS Pharmacy Lincoln Commons Lot 1A Preliminary/Final Land Development Plan with the following conditions:**

- 1. The submitted field change #2 drawings must be incorporated into the field change #1 plan set.**
  - 2. Upon signature by the landowner and the Board of Supervisors and Planning Commission, the final, comprehensive field change plans must be recorded at the Adams County Courthouse prior to the final release of financial security for the site.**
- Motion carried unanimously.**

The Board discussed that the signatures of the Board of Supervisors and the Planning Commission on the field change could be delayed until the project is closer to completion in the hopes of incorporating any other necessary field change items into one comprehensive field change.

***LTP Rentals*** – Minor Field Change to approved and recorded Final Subdivision/Land Development Plan dated 12/17/14, last revised 4/15/15, and recorded at the Adams County Courthouse DB 6125, PG 215 (1885/1895 York Road)

**Ms. Hamm moved, seconded by Mr. Sanders to approve the Minor Field Change for the LTP Rentals Final Subdivision/Land Development Plan with the condition being that a final As-Built plan be prepared, signed, and recorded at the completion of the project.**

Discussion: The field change is to remove approximately 133 square yards of paving at the rear of the site and install approximately 26 square yards of pavement/walk way at the front of the building. Based on final building layout, paving is no longer needed around the back of the building. Walkway is proposed to be added in the front to allow for access to man door on the front of the building.

**Motion carried unanimously.**

***StoneHedge – ACEDC Lot #17*** – Preliminary Land Development Plan (1755 Proline Place)-  
**Must act by 05/18/18.**

The proposed Plan depicts the development of the property located at 1755 Proline Place, also known as Lot #17 within the ACEDC Commerce Park. The lot is proposed to be developed with two professional office buildings as well as a storage building associated with the professional offices.

*Sewage Facilities Planning Module Mailer:* **Ms. Hamm moved, seconded by Mr. Kammerer to authorize the signature on the sewage facilities planning module mailer and submit mailer to PA Department of Environmental Protection. Motion carried unanimously.**

*Waivers/Modifications:* **Ms. Hamm moved, seconded by Mr. Kammerer to approve the waiver request from SALDO 117-20.K, 117-27.B(32), 117-52 as outlined in Wm. F. Hill & Assoc., Inc. letter dated March 21, 2018. This proposed development will trigger the need for a Traffic Impact Study, however the applicant has requested a Waiver of this requirement provided that following completion of each phase, traffic counts will be performed and evaluated to determine if revisions to the signal timing are needed. Financial security will be provided for these counts at**

**Final Plan stage and these conditions are noted on the Plan. Motion carried unanimously.**

**Ms. Hamm moved, seconded by Mr. Kammerer to approve the modification request from SALDO 117-40 as outlined in Wm. F. Hill & Assoc., Inc. letter dated March 21, 2018. Applicant is installing curbing around the majority of the parking area except for areas where there is a stormwater benefit to not have curbing – bumper block will be provided in these areas. Motion carried unanimously.**

***Action on Plan:* Ms. Hamm moved, seconded by Mr. Sanders to approve the plan conditioned upon the items outlined in the review letter of Wm. F. Hill and Associates, Inc. dated March 21, 2018 to be satisfied:**

1. All appropriate signatures of the Plans must be provided prior to preliminary and subsequent final plan approval, including the following:
  - a. SALDO 117-19.B (14) – The seal and signatures of all professionals involved with the Plan
  - b. SALDO 117-19.B (18) – Owner/Developer’s Acknowledgement and signature
3. SALDO 117-20.A – Appropriate Sewage Facilities Planning approval must be obtained prior to Plan approval.
4. SALDO 117-20.B, 117-46, SWM 109-14.E – Submission of an NPDES Permit/Erosion and Sedimentation Control Plan and approval by the Adams County Conservation District is required.
7. SWM 109-32.A – The Straban Township Stormwater Management Practices, Facilities, and Systems Maintenance and Monitoring Agreement must be signed and recorded prior to plan approval.

**Motion carried unanimously.**

**Addition to Agenda:**

***Twin Oaks Project:* Ms. Hamm moved, seconded by Mr. Kammerer to approve the township engineer to start the bidding process. Motion carried unanimously.**

**Public Comment:**

Paul Kriger – What kind of work is being done at the bridge on Shriver’s Corner Road by Goldenville Road? The Board of Supervisors are not aware of any work.

Bob Spangler – What is the COG (Council of Government)? Ms. Hamm explained that it is a meeting of the local government agencies.

What are the mowers the township has for sale? Mr. Sanders indicated the mowers were 3 point and flair mowers.

Tom Eyer – Commented that the road crew did a fabulous job on Woodside Road. Also commented how good of a job they do with the snow plowing. Thank you!

Crissy Redding – Commented that the road crew does a great job on the snow removal.

**Questions from the Press:**

Mary Grace Keller asked what the Hazelbrook project was for. Mr. Sanders indicated that it was a fog seal project.

**Adjournment:**

With no further business to come before the Board, Mr. Sanders moved, seconded by Ms. Hamm to adjourn the meeting at 7:38 p.m. this date.

Respectfully submitted,

Robin K. Crushong  
Office Manager/Secretary-Treasurer

**The next regularly scheduled meeting for the Board of Supervisors of Straban Township will be held on Monday, May 7, 2018 at 7:00 p.m.**