

FAIRVIEW TOWNSHIP BOARD OF SUPERVISORS
May 23, 2022 – 7:00 p.m.
MINUTES

I. CALL TO ORDER:

The meeting was called to order by the Chairman, Dr. Larry Cox, at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL:

PRESENT: Dr. Larry Cox, Chairman
Mario D. Pirritano, Vice Chairman
Christopher L. Allen, Supervisor
Matthew Cox, Supervisor
Donald F. Martin, Manager
Drew Bitner, Engineer
Davis Holland, Lieutenant
Dave Jones, Stock & Leader, Solicitor
Mike Knouse, Rettew, Stormwater Engineer

ABSENT: John W. Jones, Supervisor
Stephen M. Waller, Codes Administration Director

IV. ANNOUNCEMENT OF EXECUTIVE SESSIONS:

There was an executive session on May 5, 2022 to discuss a personnel matter.

V. RECOGNITION OF PUBLIC

1. Bob Gasswint, Chairman of the Redland Community Center and Redland Senior Center asked the Board if they had any questions about the information he provided at the previous Board meeting.

David Brinton, 28 Springers Lane and member of the York County Industrial Development Authority stated he met with various organizations about getting funding at the County level for the Senior Center.

Dr. Cox suggested contacting the York County Economic Alliance for support and funding.

2. Tony McCurdy, 110 Green Lane Drive, requested that the entrance/exit to Green Lane Meadows be a left turn only to exit and right turn only to enter.
3. Matthew Puliti, Sandpiper Lane, inquired as to when the paving would be completed in the Briarcliff Development. Mr. Bitner replied that the developer has not returned any of his calls or emails.

Attorney Jones stated a letter should be written and sent via certified mail and the bond company could be put on notice.

4. Laura Basso, 158 Old Ford Drive, addressed the Board about the harmful radiation that is emitted by wireless cell phone towers and provided various articles for the record on these matters. She also offered to provide additional information. Mrs. Basso requested to meet with the Board members as soon as possible to discuss strengthening the wireless cell tower ordinance in order to maximize local control and promote the safety and welfare of the residents of Fairview Township. She concluded by thanking the Board for their attention.
5. Janice Lynx informed the Board of the 1.4 million dollar grant that was received to renovate the Sheepford Road Bridge as a pedestrian bridge. The West Shore Historical Society will take ownership of the Bridge upon completion of the renovation. The bids are set to be advertised in August of 2023.
6. Drew Bitner announced that the Limekiln Road Bridge will reopen on May 31, 2022 after a ribbon cutting ceremony at 3:00pm.

VI. AGENDA ITEMS

A. Donna Reeves, President and Co-Director for Have Hope Ministries, Inc.

Ms. Reeves updated the Board about her organization and its future goals in the community.

B. Request for Fireworks Permit – Grace Baptist Church, Woodland Ave:

Mr. Pirritano made a motion, seconded by Mr. Cox to approve the request for a fireworks permit for Grace Baptist Church for July 2, 2022 with a rain date of July 3, 2022.

Vote on the motion: All Yes. The motion carried.

Building, Zoning, Codes:

1. Zoning Ordinance Map Amendment – Loxas LLC – Two Rezoned Parcels from Commercial Business and Residential Rural to Residential Mixed use – Establish Hearing Date

Mr. Allen made a motion, seconded by Mr. Pirritano to advertise for a hearing date of July 25, 2022 at 6:30 pm.

Vote on the motion: All Yes. The motion carried.

2. Subdivision and Land Development Modification Request

<u>Plan</u>	<u>Section/Description</u>
Timber Lane 4 Lot Subdivision 4 Timber Lane	SLDO 260.26.D(10) – The slope of the driveway within the right-of-way and may not exceed a maximum of 4%.

Mr. Allen made a motion, seconded by Mr. Cox to approve modification request: SLDO 260.26.D(10) – The slope of the driveway within the right-of-way and may not exceed a maximum of 4%.

Vote on the motion: All Yes. The motion carried.

<u>Plan</u>	<u>Section/Description</u>
Fairview Crossroads Phase I	SLDO 260.11.B(1) – Plan sheet size 22" X 34"
	SLDO 260.22.B – Street Width requirements (street connection to Lewisberry Road)
	SLDO 260.23.E(1) – Intersections of streets on at arterial road
	SWMO 252.17.C(1)(e)- SWM Basin outlet structure
	SWMO 252.10.E/252.12.A/SLDO 260.34C(4) – SWM Volume Controls
	SWMO 252.10.L – SWM Facilities Setback requirements
	SWMO 252.17.B(6) – Standards for water carrying facilities
	SWMO 252.17.C(1)(A) – Maximum allowable detention basin depth
	SWMO 252.17.C(1)(c) – SWM Basin side slopes

Mr. Allen made a motion, seconded by Mr. Pirritano to approve modification request: SLDO 260.11.B(1) – Plan sheet size Phase I 22" X 34"; SLDO 260.22.B – Street width requirements (street connection to Lewisberry Road); SLDO 260.23.E(1) – Intersections of streets on at arterial road; SWMO 252.17.C(1)(e)- SWM Basin outlet Structure; SWMO 252.10.E/252.12.A/SLDO 260.34C(4) – SWM Volume Controls; SWMO 252.10.L – SWM Facilities Setback requirements; SWMO 252.17.B(6) – Standards for water carrying Facilities; SWMO 252.17.C(1)(A) – Maximum allowable detention basin depth; SWMO 252.17.C(1)(c) – SWM Basin side slopes

Vote on the motion: All Yes. The motion carried.

<u>Plan</u>	<u>Section/Description</u>
Green Lane Meadows Final – Phase I	SWMO 252.10.L – SWM basin Setback requirements
	SWMO 252.17.C(C) – Basin Side Slopes
	SLDO 260.22.A(7) – Roadway Widening on portions Green Lane and Limekiln Roads
	SLDO 260.24.B(1) – Curbing along Green Lane Drive and Limekiln Road
	SLDO 260.25.A – Sidewalk along portions of Green Lane Drive and Limekiln Road
	SLDO 260.35.C(3)(g)[1]- Spillway Depth

Mr. Cox made a motion, seconded by Mr. Allen to approve modification request: SWMO 252.10.L – SWM basin Setback requirements; SWMO 252.17.C(C) – Basin Side Slopes; SLDO 260.22.A(7) – Roadway Widening on portions Green Lane and Limekiln Roads; SLDO 260.24.B(1) – Curbing along Green Lane Drive and Limekiln Road; SLDO 260.25.A – Sidewalk along portions of Green Lane Drive and Limekiln Road; SLDO 260.35.C(3)(g)[1]- Spillway Depth
 Vote on the motion: All Yes. The motion carried.

<u>Plan</u>	<u>Section/Description</u>
Meadow Drive Properties	SLDO260.14.B(7) – Wetlands Report for Lot#1
	SLDO 260.22.A(7) & 260.22.B(2) – Roadway widening for Lot#1 along Green Lane Drive and Limekiln Road.
	SLDO 260.24.B(1) – Curbing Installation for Lot#1 along Green Lane Drive and Limekiln Road
	SLDO 260.25.A – Sidewalk Installation for Lot#1
	SLDO 260.30.A(1) – Connect to Public Sewer for Lot#1
	SLDO 260.14.A.15 – Existing Sewer and Water Facility Location

Mr. Allen made a motion, seconded by Mr. Cox to approve modification request: SLDO260.14.B(7) – Wetlands Report for Lot#1; SLDO 260.22.A(7) & 260.22.B(2) – Roadway widening for Lot#1 along Green Lane Drive and Limekiln Road; SLDO 260.24.B(1) – Curbing Installation for Lot#1 along Green Lane Drive and Limekiln Road; SLDO 260.25.A – Sidewalk Installation for Lot#1; SLDO 260.30.A(1) – Connect to Public Sewer for Lot#1; SLDO 260.14.A.15 – Existing Sewer and Water Facility Location
 Vote on the motion: All Yes. The motion carried

<u>Plan</u>	<u>Section/Description</u>
Gruver Winery & Vinyards	SLDO 260.22.B.2 – Cartway improvements – Stetler Road
	SLDO 260.25.A – Sidewalk installation along Stetler Road
	SLDO 260.24.B- Curbing installation along Stetler Road

Mr. Pirritano made a motion, seconded by Mr. Allen to approve modification request: SLDO 260.22.B.2 – Cartway improvements – Stetler Road; SLDO 260.25.A – Sidewalk installation along Stetler Road; SLDO 260.24.B- Curbing installation along Stetler Road
 Vote on the motion: All Yes. The motion carried

<u>Plan</u>	<u>Section/Description</u>
Wright Express Trucking	SWMO 252.17.C.1.b & SLDO 260.35.31 Embankment Top Width
	SWMO 252.17.C.1.c & SLDO 260.35.3.k Basin side slope
	SWMO 252.17.C.1.e – Outlet Controls 6 inch orifice
	SWMO 252.17.C.1.f – Discharge Dispersion

- SLDO 260.14.A.1 – Original Property Description
- SLDO 260.22.B – Cartway widening – Lewisberry Road
- SLDO 260.24.B – Curbing – Lewisberry Road
- SLDO 260.25.A – Sidewalk – Lewisberry Road
- SLDO 260.35.C.3.i – Basin Fencing
- SLDO 260.35.C.3.l.1 – Basin Embankments
- SLDO 260.35.C.3.p – Existing Stormwater Basin Access

Mr. Pirritano made a motion, seconded by Mr. Allen to approve modification request: SWMO 252.17.C.1.b & SLDO 260.35.31 Embankment Top Width; SWMO 252.17.C.1.c & SLDO 260.35.3.k Basin side slope; SWMO 252.17.C.1.e – Outlet Controls 6 inch orifice; SWMO 252.17.C.1.f – Discharge Dispersion; SLDO 260.14.A.1 – Original Property Description; SLDO 260.22.B – Cartway widening – Lewisberry Road; SLDO 260.24.B – Curbing – Lewisberry Road; SLDO 260.25.A – Sidewalk – Lewisberry Road; SLDO 60.35.C.3.l.1 – Basin Embankments; SLDO 260.35.C.3.p – Existing Stormwater Basin Access
Vote on the motion: All Yes. The motion carried

Mr. Allen made a motion, seconded by Mr. Cox to deny modification request: SLDO 260.35.C.3.i – Basin Fencing
Vote on the motion: All Yes. The motion carried

<u>Plan</u>	<u>Section/Description</u>
Shoemaker	SLDO 260.14.A(23) – Sewer connection Existing home on lot #1
	SLDO 260.14.B(2) – Sewage Planning Exemption lot #1
	SLDO 260.14.B(7) & 260.32 – Wetlands Study (1 = condition below)
	SLDO 260.25.A – Sidewalk installation

1 = Conditioned on submittal of a revised letter indicating the presence/absence of wetlands from the Wetland Consultant for proposed lot# 2 at the time of development of lot.

Mr. Pirritano made a motion, seconded by Mr. Allen to approve modification request: SLDO 260.14.A(23) – Sewer connection Existing home on lot #1; SLDO 260.14.B(2) – Sewage Planning Exemption lot #1; SLDO 260.25.A – Sidewalk installation
Vote on the motion: All Yes. The motion carried

Mr. Allen made a motion, seconded by Mr. Cox to approve modification request: SLDO 260.14.B(7) & 260.32 – Wetlands Study SLDO 260.14.B(7) & 260.32 – Wetlands Study conditioned on submittal of a revised letter indicating the presence/absence of wetlands from the Wetland Consultant for proposed lot# 2 at the time of development of lot.
Vote on the motion: All Yes. The motion carried

3. Final Subdivision Plan – Fairview Crossroads Phase I – Lewisberry Road – 5 Lots – #21-1013 (EXP. 5/23/22)

Mr. Allen made a motion, seconded by Mr. Cox to approve the Final Subdivision Plan – Fairview Crossroads Phase I – Lewisberry Road – 5 Lots - #21-1013 (EXP. 5/23/22) - contingent on favorable action on the modification request; the submittal of signed and notarized plans; the payment of plan recording fees; payment of all engineer review fees; placement of the approved financial security in the amount of \$ 9,202,351.00 and the associated engineer escrow in the amount of \$ 334,630.96; execution of the approved Transportation/Developers Improvement Agreement; and compliance with the Township Staff memo dated May 18, 2022, Township Engineer Bitner's memo dated May 19, 2022 and the Rettew Memo dated May 20, 2022.
Vote on the motion: All Yes. The motion carried

4. Final subdivision plan – Green Lane Meadows Phase I – Green Lane Drive 21 Lots – #22-1004 (EXP. 5/23/22)

Mr. Pirritano made a motion, seconded by Mr. Allen to approve the Final subdivision plan – Green Lane Meadows Phase I – Green Lane Drive 21 Lots - #22-1004 (EXP. 5/23/22) - contingent on favorable action on the modification request; the submittal of signed and notarized plans; the payment of plan recording fees; payment of all engineer review fees; placement of the approved financial security in the amount of \$ 1,421,612.50 and the associated engineer escrow in the amount of \$ 51,695; payment of Traffic Impact fees in the total amount of \$319,766; with the proportionate amount due for Phase I at this time.; execution of the approved Transportation Improvements Agreement; and compliance with the Township Staff memo dated April 20, 2022, the Rettew Memo dated April 20, 2022 and McMahon Associates memo dated May 19, 2022.

Vote on the motion: All Yes. The motion carried

5. Final Subdivision Lot add-on plan – Meadow Drive Properties - 8 lots #22- 1005 (EXP. 5/23/22)

Mr. Allen made a motion, seconded by Mr. Cox to approve the Final Subdivision Lot add-on plan – Meadow Drive Properties - 8 lots #22-1005 (EXP. 5/23/22) contingent on favorable action on the modification requests; the submittal of signed and notarized plans; the payment of plan recording fees; payment of all engineer review fees; and compliance with the Township Staff memo dated March 24, 2022 and Rettew memo dated February 28, 2022.

Vote on the motion: All Yes. The motion carried

6. Preliminary/Final subdivision plan – PAWC - Steigerwalt Hollow Road – 2 lots #22-1006 (EXP. 6/27/22)

Mr. Allen made a motion, seconded by Mr. Cox to approve the Preliminary/Final subdivision plan – PAWC - Steigerwalt Hollow Road – 2 lots #22-1006 (EXP. 6/27/22) contingent on the submittal of signed and notarized plans; the payment of plan recording fees; payment of all engineer review fees; and compliance with the Township Staff memo dated April 21, 2022 and Rettew memo dated April 15, 2022.

Vote on the motion: All Yes. The motion carried

7. Resolution 2022-7 - Acknowledgment of Proposed new Agricultural Security Area – Yost Farm – Yocumtown Road

Mr. Allen made a motion, seconded by Mr. Cox to approve Resolution No. 2022-7 – Acknowledgment of Proposed new Agricultural Security Area – Yost Farm – Yocumtown Road.

Vote on the motion: All Yes. The motion carried

8. Time Extension Request

<u>Plan</u>	<u>Expiration Date</u>	<u>Extension Date</u>
WSSD – Valley & Beinhower Rds	05/23/2022	07/25/2022
WSSD – Lewisberry Road	05/23/2022	07/25/2022

Mr. Pirritano made a motion, seconded by Mr. Cox to approve the time extension requests listed above.

Vote on the motion: All Yes. The motion carried

D. Resignation – Planning Commission Chairman

Mr. Pirritano made a motion, seconded by Mr. Cox to accept the resignation with regret of Michael Thompson from the Planning Commission Board effective immediately.

Vote on the motion: All Yes. The motion carried.

E. Ordinance No. 2022-1 – Setting Requirements for Key Lock Boxes in Certain Buildings to Provide Emergency Access for Emergency Services Providers:

Mr. Allen made a motion, seconded by Mr. Pirritano to approve Ordinance No. 2022-1, Setting Requirements for Key Lock Boxes in Certain Buildings to Provide Emergency Access for Emergency Services Providers.

Vote on the motion: All Yes. The motion carried.

F. Update on Grant Funding to Fairview Township

Mr. Martin updated the Board on four grants the Township recently received.

1. 902 DEP Grant in the amount of \$153,728.00 which will be used for the purchase of a loader for the recycle center.

2. York County Land Bank Authority Grant in the amount of \$99,000 which will be used to cover fifty percent of the cost of the demolition of Mt. Zion School.

3. 2022 Environmental Grant from PA American Water for approximately \$3,700 which will be used to complete a "Lawn to Meadow" project adjacent to the Township building to improve water quality.

4. Green-Light-Go Grant in the amount of \$33,296 for the purchase and replacement of traffic signal bulbs throughout the Township.

G. January 1st, 2022 Pension Plan Valuations

Mr. Martin updated the Board on the 2021 year end pension plan valuations and stated that both the Police and Non-uniform pension plans are fully funded and had a return on investment of 10.6% as of January 1, 2022.

VII. OLD BUSINESS

There was no old business discussed.

VIII. NEW BUSINESS

There was no new business discussed.

IX. APPROVAL OF MINUTES

Mr. Pirritano made a motion, seconded by Mr. Cox to approve the minutes of the April 25, 2022 meeting of the Board of Supervisors.

Vote on the motion: All yes. The motion carried.

X. RATIFICATION OF BILLS PAYABLE

Mr. Allen made a motion, seconded by Mr. Cox to ratify payment of all Bills Payable as presented.

Vote on the motion: All yes. The motion carried.

XII. ANNOUNCE EXECUTIVE SESSION

There will be not be an executive session following this meeting.

XIII. ADJOURNMENT

Mr. Pirritano made a motion, seconded by Mr. Cox to adjourn the meeting.

Vote on the motion: All yes. The meeting was adjourned at 8:54 PM.