

FAIRVIEW TOWNSHIP BOARD OF SUPERVISORS
April 28, 2025 – 7:00 p.m.
MINUTES

I. CALL TO ORDER:

The meeting was called to order by the Vice Chairman, John Jones, at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL:

PRESENT: John W. Jones, Vice Chairman
Matthew Cox, Supervisor
Mario D. Pirritano, Supervisor
Christopher L. Allen, Supervisor
Donald F. Martin, Manager
Davis Holland, Chief of Police
Dave Jones, Saxton & Stump, Solicitor
Stephen M. Waller, Codes Administration Director
Mike Knouse, RETTEW, Engineer

ABSENT: Dr. Larry Cox, Chairman

IV. ANNOUNCEMENT OF EXECUTIVE SESSIONS:

There was no executive session prior to the meeting.

V. ORDINANCE 2025-01 – ZONING MAP AMENDMENT – LOXAS LLC

Mr. Pirritano made a motion, seconded by Mr. Cox to approve Ordinance 2025-01 Zoning Map Amendment – LOXAS LLC.
Vote on the motion: All Yes. The motion carried.

VI. ORDINANCE 2025-02 – ZONING MAP AMENDMENT – NIMA PARTNERSHIP LLC

Mr. Pirritano made a motion, seconded by Mr. Cox to approve Ordinance 2025-02 Zoning Map Amendment – NIMA Partnership LLC.
Vote on the motion: All Yes. The motion carried.

VII. RECOGNITION OF PUBLIC:

1. Bob Gasswint, Red Land Senior Center, informed the Board that the Senior Center was awarded a bid for a new location and are working within the next 60 days to raise funds for the bid amount of \$355,000.
2. Karen Sarley, 659 Wyndamere Rd, expressed concern about her business due to ongoing development at the corner of Wyndamere Rd and Industrial Dr.

Mr. Waller stated that he will look at the plans and where the right-of-way boundaries are.

Mark DiSanto, Triple Crown Corporation, provided an update that they have submitted the HOP to PennDOT for review and offered to work with Karen Sarley to address her concerns that are within the parameters PennDOT has set for Triple Crown.

VIII. AGENDA ITEMS

A. Red Land Project Committee

Kris Mailey asked the Board for \$50,000 in financial support from the Wamsher Fund in regards to renovation plans for the Red Land Project.

Sheri Moyer, 104 Sunset View Drive, voiced her concern that the Township has already donated \$125,000 towards this project and stated that the money from the fund should go towards something that benefits all residents and is owned by the Township.

Mr. Allen made a motion, seconded by Mr. Pirritano to approve \$50,000 from the Wamsher Fund to be paid toward the Red Land Project/Stadium.

Vote on the motion: Mr. Jones yes; Mr. Pirritano yes; Mr. Allen yes; Mr. Cox abstained. The motion carried 3-0.

B. Building, Zoning, Codes:

1. Subdivision and Land Development Modification Request

<u>Plan</u>	<u>Section/Description</u>
New View Corp-Industrial Drive	SLDO 260.10 – Preliminary Plan SLDO 260.25.A – Sidewalk Lot #2B – along Wyndamere Rd ¹ = Deferral from installation until written notice is given from Township to install Lot #3 ² = Deferral until Land Development of the lot Lot #2C – Goodman Drive, Industrial & New View Drive Lot #4 – Goodman & Industrial Drives

Mark DiSanto requested that this request be tabled and to wait until next month's meeting when there is a full Board present to vote.

Mr. Cox made a motion, seconded by Mr. Pirritano to table Subdivision and Land Development Request SLDO 260.25.A – Sidewalk, Lot #2B – along Wyndamere Rd, Lot #3 & Lot #4 – Goodman & Industrial Drives. This item was tabled.

Mr. Cox made a motion, seconded by Mr. Pirritano to table Subdivision and Land Development Modification Request SLDO 260.10 – Preliminary Plan & Lot #2C – Goodman Drive, Industrial & New View Drive. This item was tabled.

<u>Plan</u>	<u>Section/Description</u>
Hempt – Limekiln Rd	SLDO 260.14.A(4) – Plan Scale SLDO 260.14.A(16) – Steep Slopes SLDO 260.14.A(25) – Replacement Septic area Lot #1 & 2 ¹ = Future lot #1 will be the Beckham Development which will provide public utilities (sewer and water). If the septic should fail on Lot #2, it would need to connect to public sewer at that time. SLDO 260.14.B(7) – Wetland Delineation/Report SLDO 260.22.A(7) & 260.22.B(2) Cartway widening – Lot #2 Limekiln Rd ² = Deferred until such time township notifies applicant of required improvement installation, which would be installed within 6 months of notification.

SLDO 260.24.B(1) - Curbing

Limekiln Road – Lot #2 ²⁼ Deferred until such time township notifies applicant of required improvement installation, which would be installed within 6 months of notification.

SLDO 260.25.A – Sidewalk – Lot #2 ²⁼ Deferred until such time township notifies applicant of required improvement installation, which would be installed within 6 months of notification.

SLDO 260.29.A(1) – Connection to Public Water

SLDO 260.30.A(1) – Connection to Public Sewer ¹⁼ Future lot #1 will be the Beckham Development which will provide public utilities (sewer and water). If the septic should fail on Lot #2, it would need to connect to public sewer at that time.

Mr. Waller suggested that this request be tabled until the next meeting when the applicant is present.

Mr. Cox made a motion, seconded by Mr. Allen to table SLDO 260.14.A(4) – Plan Scale; SLDO 260.14.A(16) – Steep Slopes; SLDO 260.14.A(25) – Replacement Septic area Lot #1 & 2 with conditions; SLDO 260.14.B(7) – Wetland Delineation/Report; SLDO 260.22.A(7) & 260.22.B(2) Cartway widening – Lot #2 Limekiln Rd with conditions; SLDO 260.24.B(1) – Curbing Limekiln Road – Lot #2 with conditions; SLDO 260.25.A – Sidewalk – Lot #2 with conditions; SLDO 260.29.A(1) – Connection to Public Water; SLDO 260.30.A(1) – Connection to Public Sewer with conditions.
This item was tabled.

<u>Plan</u>	<u>Section/Description</u>
Ritchey – 290 Thorley Road	SLDO 260.14.A(1) – Original Property Description
	SLDO 260.14.A(4) – Plan Scale
	SLDO 260.14.B(7) – Wetland Delineation/Report
	SLDO 260.25.A – Sidewalks
	SLDO 260.22.A(7) & 260.22.B(2) Cartway Widening – Thorley Rd

Mr. Pirritano made a motion, seconded by Mr. Cox to approve SLDO 260.14.A(1) – Original Property Description; SLDO 260.14.A(4) – Plan Scale; SLDO 260.14.B(7) – Wetland Delineation/Report; SLDO 260.25.A – Sidewalks; SLDO 260.22.A(7) & 260.22.B(2) Cartway Widening – Thorley Rd.
Vote on the motion: All Yes. The motion carried.

<u>Plan</u>	<u>Section/Description</u>
Lot #3 – Burgoyne Rd	SLDO 260.14.A(1) – Original Property Description
	SLDO 260.22.A(7) & 260.22.B(2) Cartway Widening – Big Spring, Elder Trail and Ethan Allen Rd
	SLDO 260.25.A – Sidewalks – Big Spring Rd, Elder Trail and Ethan Allen Rd

Mr. Allen made a motion, seconded by Mr. Cox to approve SLDO 260.14.A(1) – Original Property Description; SLDO 260.22.A(7) & 260.22.B(2) Cartway Widening – Big Spring, Elder Trail and Ethan Allen Rd; SLDO 260.25.A – Sidewalks – Big Spring Rd, Elder Trail and Ethan Allen Rd.
 Vote on the motion: All Yes. The motion carried.

2. Final Subdivision Plan – Green Lane Meadows – Phase III – Green Lane Drive and Limekiln Road - #25-1001 (EXP. 04/28/25)

Mr. Pirritano made a motion, seconded by Mr. Allen to approve Final Subdivision Plan – Green Lane Meadows – Phase III – Green Lane Drive and Limekiln Road - #25-1001 (EXP. 04/28/25) contingent on 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 and the associated engineer escrow; compliance with the requirements of the approved Transportation Improvements Agreement as they relate to traffic signal warrant study; and compliance with the Rettew Memo dated January 21, 2025.
 Vote on the motion: All Yes. The motion carried.

3. Final Lot Add-On/Subdivision Plan – Ritchey – 290 Thorley road - #25-1005 (EXP. 5/19/25)

Mr. Cox made a motion, seconded by Mr. Allen to approve Final Lot Add-On/Subdivision Plan – Ritchey – 290 Thorley road - #25-1005 (EXP. 5/19/25) contingent on favorable action on the requested modifications; the submittal of signed and notarized plans; the payment of plan recording fees; payment of all engineer review fees; and compliance with the RETTEW memo dated March 27, 2025.
 Vote on the motion: All Yes. The motion carried.

4. Preliminary/Final Land Subdivision Plan – Europa Macchina – Industrial Drive - #25-1003 (EXP. 4/28/25)

Mr. Allen made a motion, seconded by Mr. Cox to approve Preliminary/Final Land Subdivision Plan – Europa Macchina – Industrial Drive - #25-1003 (EXP. 4/28/25) contingent on 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 \$88,336.00; payment of the associated 4% engineer escrow in the amount of \$3,212.20; execution of the required Security Agreement; and compliance with the Rettew Memo dated March 24, 2025.
 Vote on the motion: All Yes. The motion carried.

5. Bond Reductions/Release Request

Sienna Phase 1

<u>Current Bond Amount</u>	<u>Reduction Amount</u>	<u>Remaining Amount</u>
\$ 6,062,026.85	\$ 1,572,810.77	\$ 4,489,216.08

Mr. Pirritano made a motion, seconded by Mr. Cox to approve the bond reduction request Sienna Phase 1 in the amount of \$1,572,810.77.
 Vote on the motion: All Yes. The motion carried.

PRD Phase 4

<u>Current Bond Amount</u>	<u>Reduction Amount</u>	<u>Remaining Amount</u>
\$ 704,700.00	\$ 384,992.08	\$ 319,707.92

Mr. Allen made a motion, seconded by Mr. Pirritano to approve the bond reduction request PRD Phase 4 in the amount of \$384,992.08.
 Vote on the motion: All Yes. The motion carried.

6. Zoning Ordinance Text Amendment – Fairview Crossroads, LLC

Craig Sharnetzka, CGA Law Firm, addressed items that they have implemented into the Amendment for potential Township concerns. He explained that they are requesting for this item to be forwarded so that the request can move along to the various Planning Commissions.

Kevin Brown, Elysian Partners, shared with the Board about what a data center is and does and what that means for the Township and County regarding taxes.

Mr. Pirritano made a motion, seconded by Mr. Cox to forward Zoning Ordinance Text Amendment – Fairview Crossroads, LLC.

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

7. Time Extension Requests

<u>Plan</u>	<u>Exp. Date</u>	<u>Ext Date</u>
Summit Terrace – Pleasantview Rd	April 28, 2025	July 28, 2025
New View Corp– Industrial Drive	April 28, 2025	June 30, 2025

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

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

8. Agreement for Professional Services – 2025 Comprehensive Zoning Ordinance and Map Update.

Mr. Allen made a motion, seconded by Mr. Cox to approve HRG Inc. to complete the Zoning Ordinance and Map updates, as outlined in the submitted proposal, in the amount of \$85,695.00.

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

C. Memo of Understanding (MOU) Between Fairview Township and West Shore School District Regarding the Swing Gate on Bowman Ave to Only be Opened for Emergencies and Snow Removal

Terry Coffman, 505 Bowman Ave, explained there is a Township Ordinance that states no commercial buses allowed on Bowman Ave.

Mr. Waller confirmed that ordinance § 282-31 states that no commercial buses are allowed on Bowman Ave.

Mr. Pirritano made a motion, seconded by Mr. Cox to approve the Memo of Understanding (MOU) Between Fairview Township and West Shore School District Regarding the Swing Gate on Bowman Ave to Only be Opened for Emergencies and Snow Removal.

This item was tabled.

D. Resolution 2025-8 – Promulgation Reaffirming the Township’s Emergency Response Plan

Mr. Allen made a motion, seconded by Mr. Cox to approve Resolution 2025-8 – Promulgation Reaffirming the Township’s Emergency Response Plan

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

E. Resolution No. 2025-9 – Disabled Veteran Tax Exempt Status

Mr. Pirritano made a motion, seconded by Mr. Cox to approve Resolution No. 2025-9 granting a real estate tax exemption to David D. Dodge, as qualified by the PA Department of Military and Veteran Affairs.

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

F. Resolution No. 2025-10 – Disabled Veteran Tax Exempt Status

Mr. Pirritano made a motion, seconded by Mr. Cox to approve Resolution 2025-10 granting a real estate tax exemption to Mary Brindle, as qualified by the PA Department of Military and Veteran Affairs.

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

G. Mountain View Drive Block Party – May 24th - 25th, 2025

Mr. Cox made a motion, seconded by Mr. Allen to approve a community block party in the cul-de-sac on Mountain View Drive and allow the cul-de-sac only to be closed on Saturday & Sunday, May 24 & 25, 2025 from 11 am to 5 pm.

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

H. Removal from Probationary Status

Mr. Cox made a motion, seconded by Mr. Allen to remove Eric Hawkins from probationary status.

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

IX. OLD BUSINESS

1. Mr. Pirritano asked Sheri Moyer to provide a copy of her statement to be part of the minutes.

X. NEW BUSINESS

1. Chief Hawkins, updated the Board on the Fire Departments help with the brush fires going on in Shippensburg and Carlisle.

XI. APPROVAL OF MINUTES

Mr. Pirritano made a motion, seconded by Mr. Allen to approve the minutes of the March 31, 2025 meeting of the Board of Supervisors.

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

XII. RATIFICATION OF BILLS PAYABLE

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

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

XIII. ANNOUNCE EXECUTIVE SESSION

There will be no executive session following this meeting.

XIV. ADJOURNMENT

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

Vote on the motion: All yes. The meeting was adjourned at 8:40pm.