

FAIRVIEW TOWNSHIP BOARD OF SUPERVISORS
June 30, 2025 – 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
John W. Jones, Vice Chairman
Mario D. Pirritano, Supervisor
Matthew Cox, Supervisor
Donald F. Martin, Manager
Jarrett Boyles, Police Lieutenant
Dave Jones, Saxton & Stump, Solicitor
Stephen M. Waller, Codes Administration Director
Mike Knouse, RETTEW, Engineer

ABSENT: Christopher L. Allen, Supervisor

IV. ANNOUNCEMENT OF EXECUTIVE SESSION:

There was no executive session prior to the meeting.

V. PUBLIC HEARING – INTERMUNICIPAL TRANSFER OF LIQUOR LICENSE

VI. RESOLUTION NO. 2025-12 INTERMUNICIPAL TRANSFER OF LIQUOR LICENSE

Mr. Pirritano made a motion, seconded by Mr. Jones to adopt Resolution No. 2025-12 approving the transfer of Liquor License R-18390 from an inactive status in safekeeping with the Pennsylvania Liquor Control Board for a location in Springettsbury Township to El Rancho Resturante Y Pupuseria LLC for a facility within Fairview Township to be located at 135 Sheraton Drive.

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

VII. RECOGNITION OF PUBLIC:

1. Marie Dunstan, Red Land Senior Center, updated the Board on the finances with regard to the new building purchase and expressed appreciation for all the support from the community in raising funds.
2. Stewart Gross, 413 Fairmont Ave, asked the Board for their help with regard to prohibiting parking of a commercial vehicle on Fairmont Avenue due to issues of both safety and noise.

Attorney Jones explained that for it to be enforceable a traffic study would need to be required and furthermore it would have to be deemed dangerous for the vehicle to be parked at that location.

Mr. Jones made a motion, seconded by Mr. Cox to approve a traffic study at the intersected roads of Fairmont Avenue and Greenwood Drive.

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

3. Mark Perry, 109 Sunset Drive, thanked Mr. Waller for inviting both the Planning Commission and Zoning Hearing Board members to a Zoning Program sponsored by the PA Municipal Planning Education Institute.
4. Janice Lynx, West Shore Historical Society, updated the Board on the bid for the restoration of the Sheepford Road Bridge was awarded to Kinsely Construction and they expect the construction to start in August and to finish in April 2026. Additionally, the Historical Society is planning a fundraising event to raise money for future maintenance. Her final comment was Shane Reed the director of the West Shore Historical Society and resident of Fairview Township, completed his Historic Properties of Fairview Township Map and presented it to the Cumberland County Historical Society.

5. Chris Weidenhammer, 693 Doe Lane, asked the Board to reconsider the donation of \$36,000 to Red Land Senior Center now to aid in the purchase of the building rather than later in the future as originally approved.

Attorney Jones recommended this item be on the next agenda for the Board to take action.

Mr. Jones inquired if the Board should add stipulations on the money being considered to the RLSC

Attorney Jones and Dr. Cox suggested that the Red Land Senior Center provide an update on the following items one week prior to the next meeting:

Status of subdivision plan

Date of Closing

Amount of funds to be borrowed

Amount of funds still required to purchase the property.

VIII. AGENDA ITEMS

A. Building, Zoning, Codes:

1. Subdivision and Land Development Modification Request

<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
	SLDO 260.14.B(7) – Wetland Delineation/Report
	SLDO 260.22.A(7) & 260.22.B(2) Cartway widening – Lot #2 Limekiln Rd
	SLDO 260.24.B(1) - Curbing Limekiln Road – Lot #2
	SLDO 260.25.A – Sidewalk – Lot #2
	SLDO 260.29.A(1) – Connection to Public Water
	SLDO 260.30.A(1) – Connection to Public Sewer

Mr. Jones made a motion, seconded by Mr. Cox to approve 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 a condition that 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 with a condition that would defer placement of road improvements until such time township notifies applicant of required installation to be installed within 6 months of notification; SLDO 260.24.B(1) - Curbing Limekiln Road – Lot #2 with a condition that would defer placement of curbing until such time township notifies applicant of required installation to be installed within 6 months of notification; SLDO 260.25.A – Sidewalk – Lot #2 with a condition that would defer placement of sidewalk until such time township notifies applicant of required installation to be installed within 6 months of notification; SLDO 260.29.A(1) – Connection to Public Water; and SLDO 260.30.A(1) – Connection to Public Sewer with a condition that if the septic should fail on Lot #2, it would need to connect to public sewer at that time.

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

2. Final Subdivision Plan – Hempt Real Estate Holdings, LLC – Limekiln Road - #25-1001 (EXP. 08/25/25)

Listed on the agenda as number 4.

Mr. Jones made a motion, seconded by Mr. Cox to approve Final Subdivision Plan – Hempt Real Estate Holdings, LLC – Limekiln Road - #25-1001 (EXP. 08/25/25) 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 Rettew – Mike Knouse Memo dated June 27, 2025.

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

3. Permit Fee – Fair Market Value Appeal – Burkentine Homes – Sienna Development

Mr. Cox made a motion, seconded by Mr. Jones to table request so staff can complete recommendations to the Board.

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

4. Authorization to Advertise for Public Hearing - Zoning Text Amendment – Ordinance 2025-03 – Fairview Crossroads, LLC – Data Center

Mr. Pirritano made a motion, seconded by Mr. Jones to approve Authorization to Advertise for Public Hearing on July 28th at 6:30pm – Zoning Text Amendment – Ordinance 2025-03 – Fairview Crossroads, LLC – Data Center.

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

5. Preliminary/Final Subdivision Plan – Southern Crossings – Beinhower Road – 101 Units – 22-1-11 (EXP. 06/30/25)

Jon Yost, 652 Beinhower Rd, voiced his concerns on the increase in traffic and traffic safety due to the development and questioned the thoroughness of the traffic study done on Beinhower Road.

Mr. Knouse stated that traffic studies were done over a period of time and at different points of the day with both automatic and manual traffic counts.

Lieutenant Boyles stated that there has been an increase in traffic however there has not been a significant increase in accidents and the accidents that did take place, were usually at fault drivers.

Jeff Snyder and on behalf of his neighbor, 399 & 401 Cameron Rd, spoke of the neighborhood opposition to the development, traffic safety concerns and in his opinion the developer's tendency to cut corners.

Terri Delo, Integrated Consulting, confirmed that the traffic consultants who prepared the study for Beinhower Road also took into consideration traffic for the new school.

Attorney Jones reminded the Board that legal standard only requires the developer to meet the requirements of the ordinance as they consider whether or not to approve the plan.

Mr. Jones made a motion, seconded by Mr. Pirritano to approve Preliminary/Final Subdivision Plan – Southern Crossings – Beinhower Road, 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 Developers Agreement; compliance with the Traffic Engineers – Bowman Assoc, Jodie Evans memo dated December 9, 2024; payment of Traffic Impact Fees in the amount of \$188,544.00 and compliance with the Rettew – Mike Knouse Memo dated June 30, 2025.

Vote on the motion: Mr. Allen yes; Mr. Cox no; Dr. Cox yes; Mr. Pirritano yes; Mr. Jones yes.

The motion carried. 4-1.

6. Time Extension Requests

<u>Plan</u>	<u>Exp. Date</u>	<u>Ext Date</u>
Simply Storage – Lewisberry Rd	June 30, 2025	December 8, 2025
McCorkel – Kellinger Road	June 30, 2025	September 29, 2025
Bigger/Brenneman – Brenneman Dr	June 30, 2025	September 29, 2025

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

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

B. Amendment of March 31, 2025 Minutes

Mr. Pirritano made a motion, seconded by Mr. Jones to approve the amended minutes for the March 31, 2025 Board Meeting as Presented.

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

C. Modification Request New View Corp-Industrial Drive Plan

Mr. Jones made a motion, seconded by Mr. Cox to approve SLDO 260.25A – Sidewalk; Lot #2A along Wyndamere Rd – Deferral from Installation until written notice is given from the Township to install; Lot #3 Deferral until Land Development of the Lot & Lot #4 – Goodman & Industrial Drives.

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

D. Discussion- Noise Ordinance

Attorney Jones spoke on the items that were changed or removed in the draft of the noise ordinance.

Mr. Martin stated the next step will be to put on the agenda for next month's meeting for the Board to authorize the advertisement of the ordinance change.

E. Removal from Probationary Status

Mr. Jones made a motion, seconded by Mr. Cox to remove Holden McGregor from probationary status.

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

F. Disposal of Assets

Mr. Cox made a motion, seconded by Mr. Jones to approve the disposal of 2011 International, 2013 Ford Explorer & 2013 Ford F150 via Municibid website.

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

IX. OLD BUSINESS

1. Attorney Jones asked for the Board's input in regards to the MOU agreement for the swing gate on Bowman Ave.

Dr. Cox asked Attorney Jones to work with the school and the Board can revisit next month's meeting before sending the MOU to the school district.

X. NEW BUSINESS

1. Mr. Jones asked Mr. Reynolds about the parked tractor trailer on Old York Road that is starting to cause damage to the road.

Mr. Reynolds stated that it would be a PennDOT matter since Old York Road is a state road.

2. Mr. Pirritano asked Mr. Reynolds if Green Lane Drive will be closed during the time PA American Water is replacing lines in the area.

Mr. Reynolds confirmed that Green Lane Drive will be closed to through traffic for a period of time until school starts.

XI. APPROVAL OF MINUTES

Mr. Jones made a motion, seconded by Mr. Pirritano, to approve the minutes of the June 2, 2025, meeting of the Board of Supervisors.

Vote on the motion: Mr. Allen yes, Mr. Cox abstained, Dr. Cox yes. Mr. Pirritano yes, Mr. Jones yes.

The motion carried 4-0.

XII. RATIFICATION OF BILLS PAYABLE

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

Vote on the motion: All yes. The meeting was adjourned at 8:28pm.