

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

August 9, 2022

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, August 9, 2022, which was called to order at 6:00 p.m. by Chairman Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chair
John W. Inch, Jr., Vice-Chair
Beth Brennan, Supervisor (virtual)
Debra K. McCune, Supervisor
Craig Miller, Supervisor

Timothy R. James, Manager/Secretary
Danelle L. Goodwin, Asst. Secretary
Beth Kern, Solicitor
BJ Treglia, C.S. Davidson, Inc.
David Lash, NYCRPD Police Chief
Daniel Hoff, YAUFR Fire Chief

PUBLIC COMMENT

Chairman Brandstedter invited the public to ask questions or offer comments about any item on the agenda as the board considers each item. He advised that the board would recognize the public at the conclusion of the agenda items for any questions or concerns about non-agenda items.

APPROVAL OF MINUTES

Ms. McCune made a motion, seconded by Mr. Inch, to approve the minutes of the regular scheduled July 12, 2022 meeting.

Motion carried. Ayes-3 Nays-0 (Brandstedter abstained).

UNFINISHED BUSINESS

Canal Road Betterment Project Developers Agreement

As summarized in item #2 of the manager's report, Mr. James reported the receipt of a February 16, 2022 updated draft developer's agreement but are waiting final comments from the Canal Road Betterment Group with the anticipation of a proposed agreement for the Board's consideration in the near future.

Barry Rudisill, 530 Dellinger Road, expressed concern how the proposed Northpoint Development (Canal/Bear Roads) will tie to Canal Road and the impact on the Canal Road Betterment Project. Mr. James stated the township Planning Commission has yet to receive a preliminary plan.

International Fire Code

As summarized in item #3 of the manager's report, Fire Chief Hoff provided a report on the current township fire code and the recommendation to update the code to the International Fire Code (2018) to better align with the PA Uniformed Construction Code. Mr. Inch made a motion, seconded by Mr. Miller, to authorize the Solicitor to advertise

the proposed ordinance updating the township fire code to the International Fire Code (2018).

Motion carried. Ayes-4 Nays-0.

Ordinance #2022-06 – Stormwater Management Ordinance

As summarized in item #4 of the manager's report, Engineer Treglia reported on updated language within the draft stormwater management ordinance and provided detail on changes from the current 2012 township stormwater management ordinance. Ms. McCune made a motion, seconded by Mr. Miller, to adopt Ordinance #2022-06 updating the township stormwater ordinance based on the 2022 PA Department of Environmental Protection model ordinance.

Motion carried. Ayes-4 Nays-0.

3745 & 3755 Susquehanna Trail Rezoning Petition – Public Hearing Authorization

As summarized in item #5 of the manager's report, the Board discussed the need to authorize the advertisement of public hearing for the rezoning petition request for properties at 3745 and 3755 Susquehanna Trail to be rezoned from currently zoned Agricultural (A) to Industrial (I).

Mr. Miller made a motion, seconded by Ms. McCune, to set and advertise a public meeting to consider the rezoning petition request for 3745 & 3755 Susquehanna Trail on September 13, 2022 at 5:30 p.m.

Motion carried. Ayes-4 Nays-0.

Additionally, the Board of Supervisors directed staff to make any future rezoning petition applicants aware of the concern of future petitions until the township comprehensive plan and zoning ordinance/maps are reviewed and updated.

Short-Term Rentals

As summarized in item #6 of the manager's report, Solicitor Young previously reported on the research of the potential establishment of a short-term rental ordinance. The board requested the topic be included in future agendas for further discussion.

NEW BUSINESS

Blockhouse Farmbrook Industrial Park (Lots 7, 8 & 9) – Preliminary/Final Reverse Subdivision (Review #2022-09)

Greg Holtzman of BL Companies was present to present a preliminary/final reverse subdivision to combine three lots into one at 3285 Farmtrail Road. Engineer Treglia reviewed waiver requests and outstanding items.

Mr. Inch made a motion, seconded by Ms. McCune, to approve the following waivers:

1. SALDO Section 22-403 for the requirement and process of preliminary plan approval. Justification should be provided.
2. SALDO Section 22-709 for the requirement to provide sidewalk along Farmbrook Lane and Farmtrail Road.
3. SALDO Section 22-703.2.A for the requirement to provide curbing.

Motion carried. Ayes-4 Nays-0.

Mr. Inch made a motion, seconded by Ms. McCune, to approve the preliminary/final reverse subdivision plan (Review #2022-09) upon the completion of the outstanding items.

Motion carried. Ayes-4 Nays-0.

Mr. Holtzman executed the conditional plan approval letter.

Blockhouse Farmbrook Industrial Park – Preliminary Land Development Plan (Review #2022-10)

Greg Holtzman of BL Companies was present to present a preliminary land development plan for Blockhouse Farmbrook Industrial Park. Mr. Holtzman reported the proposal of the construction of a 40,000 square foot building at 3285 Farmtrail Road in an Industrial (I) zone. Engineer Treglia reviewed waiver requests and outstanding items.

Mr. Inch made a motion, seconded Ms. McCune, to approve the following waivers:

1. SALDO Section 22-703.2.A for the requirement to provide curbing.
2. SALDO Section 22-705.E Clear Sight Triangles are required on the plans.
3. SALDO Section 22-709 for the requirement to provide sidewalk along Farmbrook Lane and Farmtrail Road.
4. SALDO Section 131.11 Stormwater structures in the setback zone.

Motion carried. Ayes-4 Nays-0.

Mr. Inch made a motion, seconded by Ms. McCune, to approve the preliminary land development plan (Review #2022-10) upon the completion of the outstanding items.

Motion carried. Ayes-4 Nays-0.

Mr. Holtzman executed the conditional plan approval letter.

680 Church Road – Occupancy Agreement

As reported in item #8 of the manager's report, Ms. McCune made a motion, seconded by Mr. Miller, to authorize the Chairperson to execute the occupancy agreement with Inch Properties, LLC for the subdivided property at 680 Church Road.

Motion carried. Ayes-3 Nays-0 (Inch abstained).

MTCFFA – Memorandum of Understanding (Emergency Vehicle Technician)

As reported in item #9 of the manager's report, Chief Hoff requested Board consideration of a memorandum of understanding with the Manchester Township Career Firefighters Association (MTCFFA) for the implementation of an Emergency Vehicle Technician certification within the fire services. Mr. Miller made a motion, seconded by Mr. Inch, to authorize the Chairperson or Vice-Chairperson to execute a memorandum of understanding with the MTCFFA for the creation of Emergency Vehicle Technician role at an increase of \$1.00 an hour for firefighters upon completion of the certification program.

Motion carried. Ayes-4 Ayes-0.

Hepplewhite Estates – Sanitary Sewer Study

As reported in item #10 of the manager's report, Engineer Treglia provided background on a request from RGS Associates to conduct a sanitary sewer study for Hepplewhite Estates. After further discussion, the Board by consensus directed C.S. Davidson to conduct the sewer study and charge the developer for the cost of the study at the time a preliminary plan is submitted for review.

2022 Sanitary Sewer Project Bid Authorization

As reported in item #15 of the manager's report, Mr. Miller made a motion, seconded by Mr. Inch, to authorize the township engineer to advertise and bid the 2022 sanitary sewer replacement projects.

Motion carried. Ayes-4 Nays-0.

EXECUTIVE SESSION (7:27 – 7:59 p.m.)

Mr. Brandstedter called an executive session to discuss negotiations with Northpoint and legal matters with NYCRPD.

NYCRPD Legal Counsel Conflict / Northpoint MOU

As reported in item #11 of the manager's report, Mr. Brandstedter made a motion, seconded by Mr. Miller, to authorize the Solicitor to negotiate a memorandum of understanding with Northpoint Development for public service and infrastructure improvements.

Motion carried. Ayes-4 (included Brennan) Nays-0 (McCune abstained).

RECOGNITION OF PUBLIC PRESENT

In accordance with Act 93 of 1998 (Sunshine Law), Mr. Brandstedter recognized any participants who wished to address the board. Paul Kuehnel, 3285 High Street, was present to express concern with recreational burning in the Emigsville Village area. Mr. Kuehnel reported concern of the lack of distance between homes/yards causes smoke impact when recreational burning occurs. Mr. Kuehnel also reported he feels it becomes

a waste of resources to have fire services respond to these types of complaints. Chief Hoff added he has been communicating with Mr. Kuehnel on his concerns and currently the township has nothing that prohibits this type of activity in any zone. The Board requested the staff provide recommendations on this matter.

MANAGER'S REPORT

No further discussion was held.

OTHER BUSINESS/REPORTS

Mr. James reported that letters have been mailed to property owners impacted by the Outdoor Country Club / Brittany Stormwater project. Mr. James also reported that a sewer capacity analysis is currently underway by C.S. Davidson.

APPROVAL OF VOUCHERS

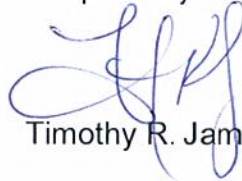
Mr. Inch made a motion, seconded by Mr. Miller, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: July 13 - 26; July 27 – August 9, 2022.

Motion carried. Ayes-4 Nays-0.

ADJOURNMENT

Being no further business, Mr. Brandstedter made a motion to adjourn the meeting at 8:10 p.m.

Respectfully submitted,



Timothy R. James, Secretary

TRJ/jas