

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

March 8, 2022

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, March 8, 2022, which was called to order at 7:00 p.m. by Chairperson Brandstedter.

PARTIES PRESENT

Rodney K. Brandstedter, Chairperson	Timothy R. James, Manager/Secretary
John W. Inch, Jr., Vice-Chair (virtually)	Danelle L. Goodwin, Asst. Secretary
Beth Brennan, Supervisor	Lawrence V. Young, Solicitor
Debra K. McCune, Supervisor	BJ Treglia, C.S. Davidson, Inc.
Craig Miller, Supervisor	David Lash, NYCRPD Police Chief
	Joe Madzellan, YAUFR Battalion Chief
	Cliff Tinsley, Zoning Officer

PUBLIC COMMENT

Chairperson 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. Brennan made a motion, seconded by Ms. McCune, to approve minutes of the LERTA public hearing of February 8, 2022 as submitted.

Motion carried. Ayes-5 Nays-0.

Ms. Brennan made a motion, seconded by Mr. Miller, to approve the minutes of the regular scheduled February 8, 2022 meeting as amended.

Motion carried. Ayes-5 Nays-0.

UNFINISHED BUSINESS

York City Sewer Treatment Plant Proposed Sale

As summarized in item #2 of the manager's report, Mr. James provided a status report on the development of the City of York's process on the sale of the York City Sewer Treatment Plant and the City collection system. Mr. James stated the working group concluded negotiations and await feedback from the Department of Environmental Protection on a potential agreement. Mr. James also requested additional sewer funds of \$14,797.50 (Manchester Township's proportioned share of \$75,000) be distributed to the working group for financial commitments associated with the proposed sale. Ms. Brennan made a motion, seconded by Ms. McCune, to authorize the Chairperson or Vice-Chairperson to execute another memorandum of understanding between York Township, West Manchester Township, Spring Garden Township, North York Borough and Manchester Township to expend sewer funds for cost share of the York City Sewer

Working Group at an additional \$75,000 (Manchester Township's share of \$14,797.50) for legal and consultant costs with the proposed sale of the York City Sewer System.

Motion carried. Ayes-5 Nays-0.

Canal Road Betterment Project Developers Agreement

As summarized in item #3 of the manager's report, Mr. James and Solicitor Young reported the receipt of an October 7, 2020 updated draft developer's agreement but are awaiting 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, Chair of the Canal Road Betterment Group, was present to provide a brief update on the process.

Alert Fire Company

As summarized in item #4 of the manager's report, the Board continued discussions regarding a request for funding assistance for capital improvements planned for the Alert Fire Company station at 3118 North George Street. After a brief discussion, the Board requested further future meeting discussions on this matter be held.

Stella & Parkside Avenue Parking Restrictions

As summarized in item #5 of the manager's report, Mr. James reported receiving concerns from a few residents of Stella and Parkside Avenue and Penn Waste of trash/recycling pick up disruptions due to parking on both sides of the streets restricting the ability of trash trucks to access streets. Mr. James stated a parking study was completed by Traffic Engineer Henise which recommended a parking restriction on one side of both Stella and Parkside Avenue. A draft of the proposed ordinance was distributed to the Board. Ms. McCune made a motion, seconded by Ms. Brennan, to authorize the Solicitor to advertise a proposed ordinance establishing parking restrictions on northside of Stella and Parkside Avenues.

Motion carried. Ayes-5 Nays-0.

LERTA Request – Northpoint Development

As summarized in item #6 of the manager's report, David Salinas of Northpoint Development was present to follow-up from a February 8, 2022 Board of Supervisors' action to approve Northpoint Development designation of Local Economic Revitalization Tax Assistance (LERTA) for Northpoint Development of 240 acres in the area of Canal/Bear Roads. Mr. Brandstedter provided information regarding expected revenue to the township with building permits. Ms. McCune expressed concern with establishing a precedent by participating in LERTA. After further discussions, Ms. Brennan made a motion, seconded by Mr. Inch, to approve Manchester Township participation in an eight (8) year Local Economic Revitalization Tax Assistance program for Northpoint Development 240 acres located in the Bear and Canal Roads area.

Motion carried. Ayes-4 Nays-1 (McCune opposed).

NEW BUSINESS**Northeastern Senior Center**

As summarized in item #7 of the manager's report, Bonnie O'Neal was present to provide an update on activities and information associated with the Northeastern Senior Center of which Manchester Township is a participating municipality. Ms. O'Neal reported the need for land/building for the senior center as the current location has space and accessibility concerns. The Board requested further discussions at a future meeting.

Russell R. Oft and Rusen Yanik Preliminary Subdivision Plan – Review #2021-10

Ms. Brennan made a motion, seconded by Mr. Inch, to table preliminary subdivision plan – Review #2021-10 until future meeting.

Motion carried. Ayes-5 Nays-0.

Gray Apple Village – Preliminary Subdivision Plan – Review #2021-12

Ms. McCune made a motion, seconded by Ms. Brennan, to table preliminary subdivision plan – Review #2021-12 until future meeting.

Motion carried. Ayes-4 Nays-0 (Inch abstained).

3335 Connelly Road – Final Land Development Plan – Review #2021-17

Ron Secary of Snyder, Secary and Associates was present to present the final land development plan for 3335 Connelly Road. Mr. Secary reported the proposed plan included site improvements for a new 48,000 square foot manufacturing facility on 7.15 acres in an Industrial (I) zone. Mr. Secary also provided feedback on the proposed installation of fire hydrants relative to the plan. Ms. Brennan made a motion, seconded by Mr. Miller, to approve the following waivers:

- 1) A waiver from the Subdivision and Land Development Ordinance, Section 22-303 for the requirement and process of preliminary plan approval.
- 2) A waiver from the SALDO, Section 22-709 requiring construction of sidewalks along street frontage.
- 3) A waiver from the Stormwater Management Ordinance, Section 26-131.11 for stormwater management facilities complying with the building setback requirement.

Motion carried. Ayes-5 Nays-0

Ms. Brennan made a motion, seconded by Mr. Miller, to adopt the final land development plan for 3335 Connelly Road (Review #2021-17) subject to the completion of open items.

Motion carried. Ayes-5 Nays-0.

Welbourne Reserve Phase 2 – Final Subdivision Plan – Review #2022-03

Laymon Mortorff of Gordon L. Brown & Associates, Inc. and William Briegel of Keystone Custom Homes, were present to present the final subdivision plan for Welbourne

Reserve Phase 2. Mr. Mortorff reported Phase 2 consists of 88 residential lots of which 2 lots are dedicated as open space. Mr. Briegel questioned the need to have the homeowner's association documents reviewed if they will be incorporated into the Phase 1 homeowner's association. Solicitor Young requested a copy of the documents for review. Ms. Brennan also requested the mailbox clusters locations be added to the plans open items. Ms. Brennan made a motion, seconded by Ms. McCune, to adopt the final subdivision plan for Welbourne Reserve Phase 2 (Review #2022-03) subject to the completion of open items.

Motion carried. Ayes-5 Nays-0.

2022-23 Line Painting

As summarized in item #9 of the manager's report, Ms. McCune made a motion, seconded by Ms. Brennan, to award the 2022-2023 line painting/pavement marking contract bid to D.E. Gemmill, Red Lion, PA in the amount of \$233,676.75 (Manchester Township's estimated share is \$55,895.96).

Motion carried. Ayes-5 Nays-0.

Sewer Capacity Transfer

As summarized in item #10 of the manager's report, Ms. McCune made a motion, seconded by Ms. Brennan, to approve the sanitary sewer reserve capacity transfer of 32,855 GPD of Springettsbury Township Wastewater Treatment Plant sewer reserve from Core5 Industrial Partners, LLC to Core5 at Codorus Creek Phase 1 (14,300 GPD); Core5 at Laughman Farms A, LLC (2,265 GPD); Core5 at Laughman Farms B, LLC (15,000 GPD); and Core5 at Laughman Farms Phase 1, LLC (1,290 GPD).

Motion carried. Ayes-4 Nays-1 (Brandstedter opposed).

Cousler Park Basketball Courts

As summarized in item #13 of the manager's report, Mr. James requested guidance on the matter of reinstalling basketball rims at Cousler Park since they had been removed after the shooting incident in July 2021. Mr. Miller provided an update from the February 10, 2022 Recreation Commission meeting as well as feedback he gathered from residents he communicated. Mr. James reported receiving inquiries from residents on the status of reinstallation. Chief Lash provided a general update on the investigation and provided feedback on reinstallation consideration. Jason Matte, 713 Aslan Court, was present to provide feedback on his and his children's experience with the Cousler Park courts and his interest to see the rims reinstalled. Mr. Matte appreciated the Board's initial reaction and their consideration moving forward. Mr. Inch added he has also received inquiries on the consideration to reinstall rims. After further discussion, Mr. Inch made a motion, seconded by Mr. Miller, to reinstall rims (full court) after May 1, 2022.

Motion carried. Ayes-5 Nays-0.

Farmbrook Lane Bridge Project – Contract Authorization

As summarized in item #15 of the manager's report, Engineer Treglia provided a report on the contract bid process with the Farmbrook Lane Bridge Project. After a discussion, Mr. Inch made a motion, seconded by Mr. Miller, to award the Farmbrook Lane Bridge Project to JVI Group Inc., at a base bid cost of \$74,932.50.

Motion carried. Ayes-5 Nays-0.

RECOGNITION OF PUBLIC PRESENT

In accordance with Act 93 of 1998 (Sunshine Law), Mr. Brandstedter recognized any participants who wished to address the board. No comments were received at this time.

Mr. Inch left the meeting at this time (8:50 p.m.).

EXECUTIVE SESSION (8:52 – 9:31 p.m.) – Legal Matters

Mr. Brandstedter adjourned to executive session to discuss various legal issues relative to 2950 Lewisberry Road.

MANAGER'S REPORT

Item #22 - Mr. James introduce Cliff Tinsley as the new township Zoning Officer effective March 7, 2022.

OTHER BUSINESS/REPORTS

Police Chief Lash provided updates on ongoing License Plate Reader devices installations/purchases from various municipalities; recent Cousler Park vandalism; Project Lifesaver program and current accreditation process.

APPROVAL OF VOUCHERS

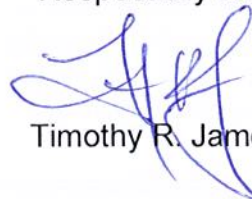
Ms. McCune made a motion, seconded by Ms. Brennan, to approve the payments of the vouchers as listed on the Treasurer's Checks Vouchers Lists: February 9 - 22; February 23 – March 8, 2022.

Motion carried. Ayes-4 Nays-0.

ADJOURNMENT

Being no further business, Ms. Brennan made a motion to adjourn the meeting at 9:33 p.m.

Respectfully submitted,



Timothy R. James, Secretary

