

MANCHESTER TOWNSHIP BOARD OF SUPERVISORS

July 8, 2025

MEETING

The Manchester Township Board of Supervisors held its regularly scheduled and duly advertised meeting on Tuesday, July 8, 2025, which was called to order at 6:00 p.m. by Vice-Chairman Miller.

PARTIES PRESENT

Craig M. Miller, Vice-Chair
Debra K. McCune, Supervisor
Harry M. Long, Jr., Supervisor
David J. Chiaverini, Supervisor

Timothy R. James, Manager/Secretary
Kim A. Hackett, Asst. Secretary
Lawrence Young, Solicitor
B.J. Treglia, P.E., Engineer
Daniel Hoff, YAUFR Fire Chief
David Lash, NYCPRD Police Chief

PUBLIC COMMENT

Mr. Miller 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 to address any questions or concerns about non-agenda items.

APPROVAL OF MINUTES

Ms. McCune made a motion, seconded by Mr. Long, to approve the minutes of the June 10, 2025 meeting.

Motion carried. Ayes-4, Nays-0.

UNFINISHED BUSINESS

PennDOT Emig Road Detour

As summarized in item #2 of the manager's report, Mr. Long made a motion, seconded by Ms. McCune, to authorize the temporary detour of Emig Road during PennDOT road improvements scheduled to occur during the summer of 2025.

Motion carried. Ayes-4, Nays-0.

New Park Naming

As summarized in item #3 of the manager's report, Mr. James reported that the Manchester Township Recreation Commission had spent multiple meetings considering park names for the recently purchased park property at Locust Lane. After a brief discussion, Mr. Long made a motion, seconded by Mr. Chiaverini, to formally name the new park parcel Myers Mill Park at Locust Lane. Ms. McCune suggested Locust Lane Park for location simplicity.

Motion carried. Ayes-3, Nays-1 (McCune opposed).

2024 Sanitary Sewer Project – Change Order #4

As summarized in item #4 of the manager's report, Engineer Treglia provided a report on the completion of 2024 sanitary sewer projects and continuing communication with the contractor on quantity discrepancies before presenting a final change order (#4) request for board consideration. Mr. Long made a motion, seconded by Mr. Chiaverini to table action with the May Road Sanitary Sewer project Change Order #4 until a future meeting.

Motion carried. Ayes-4, Nays-0.

NEW BUSINESS**Fed Ex Parking Lot Expansion Final Land Development Plan – Review #2025-04**

David Bilinski and Keith Eitel were present to present the Fed Ex Parking Lot Expansion Final Land Development Plan for property at 505 Farmbrook Lane. Mr. Bilinski provide a brief overview of the parking expansion including additional stormwater facilities to be constructed with the proposed plan. Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve the following waiver requests:

- 1) §22-703.2 – A waiver for the requirement to construct concrete curbing and sidewalks at access driveway and along frontage.
- 2) §22-703.3 – A waiver for the requirement to install concrete sidewalk at access driveway and along frontage constructed to Manchester Township standards.

Motion carried. Ayes-4, Nays-0.

Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve Fed Ex Parking Lot Expansion Final Land Development Plan (Review #2025-04) subject to the completion of open items.

Motion carried. Ayes-4, Nays-0.

Edwards (3160 Lewisberry Road) Final Subdivision Plan – Review #2025-06

Zane Williams was present to present the Edwards Final Subdivision Plan for property at 3160 Lewisberry Road. Mr. Williams provided a review of the two lot residential final subdivision plan. Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve the following waiver requests:

- 1) §22-303 – A waiver to not require a preliminary plan.
- 2) §22-703.2 – A waiver for the requirement to construct concrete curbing along the public road.
- 3) §22-709.1 – A waiver for the requirement to construct concrete sidewalk along the public road.

Motion carried. Ayes-4, Nays-0.

Ms. McCune made a motion, seconded by Mr. Chiaverini, to approve the Edwards Final Subdivision Plan (Review #2025-06) subject to the completion of the open items.

Motion carried. Ayes-4, Nays-0.

Temporary Road Closure Requests

As summarized in item #6 of the manager's report, Ms. McCune made a motion, seconded by Mr. Chiaverini, to authorize the temporary closure of Sinking Springs Road from North George Street to Susquehanna Trail for one day during the week spanning July 9-16, 2025, to complete road mowing operations as well as the temporary closure of High Street for road shoulder repairs.

Motion carried. Ayes-4, Nays-0.

PennDOT Canal Road (Bridge) Detour

As summarized in item #7 of the manager's report, Mr. Chiaverini made a motion, seconded by Ms. McCune, to approve the detour routes related to the Canal Road Bridge replacement project.

Motion carried. Ayes-4, Nays-0.

Utility Easement Relief Request – 2750 St. Andrews Way

As summarized in item #8 of the manager's report, Andy Clark, 2750 St. Andrews Way, was present to request utility easement relief from the rear of his property. Mr. Clark reported he has planted an arborvitae row at the rear of his property and within the utility easement. Engineer Treglia provided additional background and the concern of obstructions within easements and the impact that has on maintenance and stormwater conveyance. Brian Nobile, 2740 St. Andrews Way, also expressed a similar concern as Mr. Clark as he too has planted a hedge within the utility easement. After further discussion, Mr. Long made a motion, seconded by Ms. McCune to table action to a future meeting.

Motion carried. Ayes-4, Nays-0.

Eagles View Park – Site Improvement Contract

As summarized in item #9 of the manager's report, Mr. James and Engineer Treglia presented the results from the June 20, 2025, bid opening for site work relative to Eagles View Park. After a brief discussion, Mr. Long made a motion, seconded by Ms. McCune, to award the Eagles View Parks Site Improvements project to Horst Excavating Company at a low base bid of \$404,484.57.

Motion carried. Ayes-4, Nays-0.

RECOGNITION OF PUBLIC

Andrew Reiber, 2839 Dewberry Road, was present to express concern of excessive noise during the June 14, 2025, benefit concert that took place at 2950 Lewisberry Road (Inch & Co.). Mr. Reiber expressed disappointment that the township allowed such an event in a residential area. Troy Nittinger, 2594 Turnberry Court, also expressed concern with the noise from the event. Cheryl Smolko, 1215 Detwiler Drive, requested the board of supervisors consider establishing either prohibition or limitations

to concert events in residential areas. Betsy Reiber, 2839 Dewberry Road, also expressed concern of the noise from the event.

Jeff Keller, 610 Olmstead Way, was present to express concern with the Manchester Township Zoning Hearing Board's June 4, 2025 decision to allow relief for a chicken coop (emotional support chickens) in a residential area and that the decision went against homeowner association bylaws.

Steve Yambor, 510 Dulcy Drive, was present to express concern with various decisions that have been made by both local and county bodies.

OTHER BUSINESS/REPORTS

Police Chief Lash presented an activity update for the Northern York County Regional Police Department.

Fire Chief Hoff presented an activity update for York Area United Fire and Rescue.

EXECUTIVE SESSION

No executive session was held at this time.

APPROVAL OF VOUCHERS

Mr. Chiaverini made a motion, seconded by Mr. Long, to approve the payments of the vouchers as listed on the Treasurer's Check Vouchers Lists: June 24 and July 8, 2025.

Motion carried. Ayes-4, Nays-0.

ADJOURNMENT

Being no further business, Mr. Miller made a motion to adjourn the meeting at 7:35 p.m.

Respectfully submitted,

Timothy R. James, Secretary

TRJ/ced