

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Board Meeting held April 19, 2011

The business meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:40 p.m. by Vice-Chairman William C. Seeds, Sr., on the above date, in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Seeds were: William L. Hornung, Gary A. Crissman, and David B. Blain.

Also in attendance were George Wolfe, Township Manager; Steven Stine, Township Solicitor; and Ted Robertson and Watson Fisher, SWAN.

Pledge of Allegiance

Mr. Seeds suspended the recitation of the Pledge of Allegiance as it was recited during the previous Sewer Authority meeting.

Approval of Minutes

Mr. Crissman made a motion to approve the minutes of the March 22, 2011 workshop meeting, and the April 5, 2011 business meeting. Mr. Blain seconded the motion, and a unanimous vote followed.

Public Comment

Ms. Joan Gibson, 5518 Oak Avenue explained that she was present, along with a few neighbors, to discuss the water situation that occurred in her neighborhood this past Saturday. She noted that she and her neighbors had major flooding in her area, with major damage to her home. She noted that this has been an ongoing problem for 25 years. She explained that she attended previous meetings about this issue, and that it has been a good while since she experienced a major flood event. She noted that there is a swale that runs to the side of her property and it services a stormwater drain for approximately 12 other properties, some of which are located on the other side of Beaver Road. She noted that it is fed by two culverts that are

under Beaver Road with the water flowing in her yard and then continuing under Oak Avenue ending up in her neighbor's yard. She noted that she does not know what to do about this. She noted that she spoke with Mr. Robbins, and he suggested coming to the Board meeting to bring it to the attention of the Board members. She noted that he stated that he was aware that there were problems in that area. She noted that every time it rains, there are problems, although she realized that the rain event for this past Saturday was extremely extraordinary with 3.5 inches of rain falling in a very short time period. She explained that the culvert that is under Oak Avenue is 75% filled with silt, so the water backs up, flowing over the top of the roadway. She noted that it is a winter issue as well as the water lying on the roadway freezes. She noted that she has had her mailbox replaced twice due to drivers slipping on the ice and hitting it with their cars. She questioned how she can resolve this situation.

Mr. Seeds questioned Ms. Gibson who visited her home from the Township. Ms. Gibson replied that she went to the Public Works Building and spoke to Mr. Robbins.

Mr. Wolfe noted that he could investigate this problem with Mr. Robbins and he could ask a representative from HRG to look at the area. He explained that he would do this and report back to the Board members.

Mr. Seeds questioned Ms. Gibson if this occurs often and not just this past Saturday. Ms. Gibson answered that it occurs every time it rains. She noted that all the properties on Hazel Avenue, Beaver Road, and the Meadowbrook Development drain into this culvert. Mr. Seeds questioned Ms. Gibson if she had water in her basement. Ms. Gibson answered that she has a concrete slab and she had restoration people working eight hours today to clean the carpets and padding. She noted that she does not know if her insurance will cover the work. She noted that she cannot do this anymore.

Mr. Hornung questioned Ms. Gibson if she had any pictures with her. Ms. Gibson answered that she did not bring the pictures of her home noting that they were taken after it was

cleaned. She explained that she had three inches of water in the house. Mr. Seeds noted that he had water in his carpet in his office. Mr. Seeds noted that Mr. Wolfe will get with Mr. Robbins to look at the area.

Ms. Diane Silk, 5521 Oak Avenue, noted that she moved into the Township almost eight years ago and the lady that sold her the property told her that she had an easement beside her home and asked her if she knew what an easement was. She explained that she had no idea what an easement was but she found out after having lived in her home for a couple of months. She noted that she had stuff in her basement that she had not unpacked, and her basement flooded. She noted that she lost over half of her stuff and the insurance would not pay for it. She noted that she has replaced numerous sump pumps as the pump runs all the time. She noted that her neighbors told her that there was a slow water leak and they had complained to the water company, but nothing was done. She noted that the water surfaced after four years of leaking, and when it finally did, they water company came to repair it. She noted that it helped with some of the water issues on her property. She noted that it does not matter how bad it rains, the easement.... Mr. Seeds questioned whose easement it was. Ms. Silk stated that it was her easement. Mr. Seeds noted that an easement is generally for some type of utility. Ms. Silk noted that it is by her property, noting that her new neighbors pulled out her survey markers. She noted that the easement runs like a river and she would tell her grandson not to go near it. She noted that she spoke with Mr. Matt Miller, who was very nice, but then someone else showed up from the Township and he got very nasty with her. She noted that he informed her that it was her easement and she would have to maintain and clean it, even if the neighbors put stuff in it. She noted that she used to live in Susquehanna Township and that is not true for that township. She noted that she spoke to their officials and was told that it was their job to maintain the easement. She noted that after the Township employee got nasty with her, he looked at the circle and saw that it had collapsed, and noted that it was the Township's job to repair and that he would take

care of it, but nothing has been done, and that was over two to three years ago. She noted that she called the Township and spoke with Mr. Kline, and she has been bugging the Township to do something about her problem. She noted that she is so tired of calling the Township and hearing that they are quite aware of the problem. She noted that she is working on her fifth sump pump as a result of the water constantly running. She explained that she has a real problem in that her pump is stuck in the on position and because it is running she can't take it out unless she get another pump in their immediately. She noted that there are under water streams under her home, but the easement makes everything so bad.

Mr. Seeds questioned if it is a water company easement. Ms. Silks noted that the water company stated that they fixed their problem. She noted when the water runs it can't go underneath the roadway, and she was told three years ago that it would be fixed and it has not been fixed. She noted that she called Mr. Miller and stated that she wanted to know why everyone up the street got new drains but her drain was not replaced. She noted that Mr. Miller stated that they would be out to fix it and he told her that she lives in a waste land, and all the water comes down the street and ends up on her property. She noted that they are not fixing the problem. She noted that she has a problem with this noting that she was told three years ago that the Township would fix it and they never showed up to do the work. She noted that the road is starting to sink, the ground is sinking in the culvert, and the rocks are caving in. She noted that there is barely any room for the water to flow through the culvert.

Mr. Seeds questioned Ms. Silks if she is a neighbor to Ms. Gibson. Ms. Silks answered that she lives across the street from her. Ms. Silks noted that a lot of the water that runs through her property is due to the development down the street. She noted that they do not have their own runoff. Mr. Seeds questioned what development is that. Ms. Silks answered that it is called Meadowbrook. She noted that the water runs through the old development. She noted that the new development should be responsible for its own runoff. She noted that she will have to bring

pictures to show the Board members, noting that the water runs under her shed, and the entire backyard is flooded. She noted that you might as well invite everyone over to swim, but she has been told that there is nothing wrong with that. She stated that she disagrees with that statement, and explained that she fell once when she was mowing her grass since the ground never gets dry. Mr. Seeds noted that Mr. Wolfe has the information and will look into the situation.

Chairman & Board Members' Comments

No Board member comments were provided.

Manager's Report

Mr. Wolfe noted that the Friendship Center is offering a program, funded by the Highmark Foundation, entitled "Exercise is medicine". He noted that it is a 10-week fitness and exercise program for children ages six to eleven. He explained that it is designed to educate children and their families, to provide exercise options, instill proper food choices, and develop a healthy lifestyle foundation for children. He noted that discussion topics include, food, nutrition, drinks and calories and sugar, proper portions, fast food, understanding labels, fruits, fibers and veggies, quick breakfast, lunches and dinners, and a healthy budget for food. He noted the program began yesterday and will run for ten weeks. He thanked the Highmark Foundation for sponsoring this program.

OLD BUSINESS

Agreement between Lower Paxton Township and the Lower Paxton Township Police Department

Mr. Wolfe noted this is a three-year agreement between the Township and its police officers. He noted that the agreement maintains all existing terms and conditions of the previous agreement and provides for a salary increase of 2% in 2012, 2.2% in 2013, and 2.3% in 2014. He noted that this agreement has been negotiated in advance of any time frames required by Pennsylvania Act 111. He noted that the Board reviewed the terms of the contract in executive

session; and the contract document has been approved and signed by the police bargaining unit. He noted that the agreement is ready for Board action this evening.

Mr. Crissman made a motion to approve the labor contract agreement between Lower Paxton Township and the Lower Paxton Township Police Department as presented by Mr. Wolfe. Mr. Blain seconded the motion. Mr. Seeds called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

Settlement Agreement in the condemnation of a storm water easement
through property owned by Kevin Longchamp

Mr. Stine explained that this agreement settles the amount of just compensation for storm water easement that the Township condemned for the property of Kevin Longchamp along Nyes Road. He noted that the compensation is for \$2,000.00 and has already been approved by the condemnee's counsel.

Mr. Crissman made a motion to approve the settlement agreement in the condemnation of a storm water easement with Kevin Longchamp. Mr. Blain seconded the motion. Mr. Seeds called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

Resolution 11-06; authorizing the submission of a Pennsylvania
Infrastructure Bank loan to PENNDOT requesting \$750,000 loan

Mr. Wolfe explained that the Pennsylvania Infrastructure Bank (PIB) has been designed to provide loans to municipalities for transportation improvements. He noted that loans are administered by PENNDOT and are for a maximum term of ten years at an interest rate that is half of the prime lending rate. He explained that the Board reviewed the PIB loan process during its previous workshop session and discussed the potential to borrow for its 2011 paving program, pavement management system, for any remaining costs associated with the Village of Linglestown roadway reconstruction project, and potential storm sewer improvements in the

Township. He noted that the costs for these projects will exceed what the Township is proposing to borrow; however, he suggested that a loan amount of \$750,000 would go a long way to pay for some of these projects. He noted that he included the \$750,000 amount in the resolution, and it will authorize the submission of the loan application to PENNDOT in accordance with the PIB program for a loan of \$750,000, for a ten-year term, at the interest rate of 1.62%. He noted that there are no penalties for early payment of the loan principal.

Mr. Hornung questioned if the Township is required to take the entire loan application amount. Mr. Wolfe answered that the Township will receive the distribution amount of what the loan application is for; however, it does not mean that the Township must use the entire amount. He noted that the unused funds could be paid back to the bank. He noted that the Township would incur interest on the total amount up to the point that unused funds would be repaid back to the bank.

Mr. Seeds noted that during public comment, concerns were voiced about stormsewer issues in the Township. He noted that the Township is feeling the current economic pinch, and the Board has been faced with budget constraints, and had to cut many of the things that it would like to do such as stormwater projects. He explained that the loan would provide funds to do some things that the Board could not have completed during this year's budget simply because the Township does not have the money. He noted that the Earned Income Tax, permit revenues, and real estate transfer taxes, are all down from the previous year. He noted that the Township experienced a \$1million deficit in revenues during 2010. He noted that this loan will help the Board to pay for some of the work that it needs to do.

Mr. Crissman made a motion to approve Resolution 11-05, authorizing the submission of a Pennsylvania Infrastructure Bank loan to PENNDOT requesting a \$750,000 loan. Mr. Blain seconded the motion. Mr. Seeds called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

NEW BUSINESS

Action on bids for cleaning services for municipal buildings

Mr. Wolfe noted that the current contract for cleaning services for the Municipal Center, Friendship Center, Public Works and Sewer Operations Buildings expires the end of April. He noted that the cleaning services have been bid four times in the past and again for this year. He noted that the Township received one bid from CleanNet USA who is the current provider of services. He noted that the bid for cleaning all four locations is \$46,035, and includes a 7% discount for the contract for all four buildings. He noted that the cost of services for the proposed bid is equal to the cost currently paid by the Township in 2010-2011. He noted that that cost is equal to the amount paid in 2009-2010 as well. He noted that this would provide for a flat rate for cleaning services for three years.

Mr. Wolfe noted that the Township has found the services provided by CleanNet USA to be professional. He noted that they provided a complete bid packet. He noted that five bid packets were mailed but only one response was received. He suggested that this could be due to the competitive bidding of CleanNet USA or the fact that the Township requires bid bonds, and performance bonds and some of the contractors could not meet these requirements. He noted that it is staff's recommendation to award a bid for cleaning to CleanNet USA in the amount of \$46,035.00.

Mr. Seeds questioned Mr. Wolfe if he was satisfied with the services provided. Mr. Wolfe answered yes.

Mr. Crissman questioned if this was for a one-year contract. Mr. Wolfe answered that it is a one-year contract with an option to extend an additional year at the same costs for services.

Mr. Crissman made a motion to approve the bid for cleaning services with CleanNet USA for the cleaning of the Municipal Center, Friendship Center, Public Works Building, and Sewer Operations Building in the amount of \$46,035. Mr. Blain seconded the motion. Mr. Seeds

called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

Stipulation and Joint Motion for agreed upon order in the real estate tax assessment appeal by Kmart for tax parcel no. 34-043-041

Mr. Stine explained that this is the agreement that the Dauphin County Board of Assessment Appeals has reached with PAL Associates, which is the owner of the tract in question where Kmart is located. He noted that this agreement must be ratified by the Township and the School District. He noted that the agreement is ready for action this evening.

Mr. Crissman made a motion to approve the solicitor to sign the stipulation and joint motion for agreed upon order in the real estate tax assessment appeal by Kmart for tax parcel number. 34-043-041 on behalf of the Township. Mr. Blain seconded the motion. Mr. Seeds called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

Stipulation and Joint Motion for agreed upon order in the real estate tax assessment appeal by Tyco for tax parcel no. 34-034-013

Mr. Stine explained that this is the agreement that the Dauphin County Board of Assessment Appeals has reached with Tyco. He noted that this agreement must be ratified by the Township and the School District. He noted that the agreement is ready for action this evening.

Mr. Crissman made a motion to approve the solicitor to sign the stipulation and joint motion for agreed upon order in the real estate tax assessment appeal by Tyco for tax parcel number 34-034-013 on behalf of the Township. Mr. Blain seconded the motion. Mr. Seeds called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

Request to amend the final subdivision and land
Development plan for Colonial Park Animal Clinic

Mr. Wolfe noted that during the past workshop session, the Board reviewed the request from the property owner of the Colonial Park Animal Clinic to approve a waiver of curb and sidewalk on Jonestown Road and Byron Avenue. He noted that the plan had been previously approved on February 15, 2011, and at that time, the waiver was not granted for curbing and sidewalk on those two streets.

Mr. Wolfe noted that during the workshop session, the Board seemed amenable to granting the waiver for curb and sidewalk, and as a result, staff has put this item on the agenda this evening. He explained that the Board could reaffirm the approval of the plan with all the existing conditions to include a waiver of the curb and sidewalk on Byron Avenue and Jonestown Road. Mr. Wolfe questioned Mr. Stine if that would be the appropriate action for the Board to take. Mr. Stine answered that would be fine.

Mr. Jim Cieri, Act One Consultants, noted as a result of the workshop session, one concern remains. He noted that the Board of Supervisors had a concern that debris washed down onto Route 22 from the bank. He noted that the amended plan offered two solutions, the first was to install a 59 linear foot curb along Route 22, and the second option would be to plant the embankment with blue rug junipers that would have a root structure that would not allow tanbark to wash onto Route 22. He noted that he received a bid from E. B. Abel Construction to do the curb installation at a cost of \$18,000. He noted that work to plant the blue rug juniper would cost \$1,800. He noted that Dr. Clements would prefer to do option two at \$1,800, but he would abide by the Board's decision.

Mr. Seeds questioned if all the other waivers would have to be approved. Mr. Wolfe noted that the Board could take action by amending the plan to state that all other terms and

conditions of the plan remain as previously noted in the action taken by the Board on February 15, 2011.

Mr. Hornung noted that the plan to install the curb would be option one, and he suggested that Mr. Crissman had some issues with the plan. Mr. Crissman noted that he had an issue in regards to Mr. Cieri showing that the light standard at the corner of Byron Avenue and Jonestown Road would have to be moved to accommodate a sidewalk. He explained that the sidewalk could be built around the light standard. He explained that he had an issue that the entire block would not be upgraded to look like the rest of the corridor to be in a consistent manner with the installation of sidewalks. He noted that he would like the sidewalk and curb installed as originally designed, noting that it is the best plan for the community. He noted that there are all kinds of obstacles, to include the parking situation for the drycleaners, but he noted that the property needs to be brought into compliance with Township zoning regulations. He noted that he is a minority of one in this opinion and that is fine.

Mr. Hornung questioned Mr. Seeds about the issue of curb and sidewalk. Mr. Seeds noted that he would love to see the sidewalk installed everywhere, but for this particular location it is a real hardship. He noted that possibly, sometime in the future, if the entire area is redeveloped, there may be an opportunity to install sidewalks. He suggested that it would be a tremendous hardship on the owners. Mr. Hornung questioned Mr. Seeds what his thoughts were in regards to the curbing issue. Mr. Seeds answered that he does not see a need for it, noting that he would be okay with option two.

Mr. Blain noted that he is not in favor of installing the sidewalk since the cost would far exceed the normal cost to install a sidewalk. He noted that he likes the idea of installing the curb to designate the radius around the corner onto Bryon Avenue. He noted that he would go for either option, the curb or installing the blue rug juniper.

Mr. Seeds questioned where the curb would extend to. Mr. Cieri explained that it would run from the corner to the cleaners. He noted that there is curbing along Bryon Avenue and a curb return that runs out to the corner of Jonestown Road. He noted that the curb would pick up at that radius return and extend 59 feet towards the drycleaners and terminate in between the Animal Clinic and the drycleaner where the retaining wall is located.

Mr. Seeds questioned Mr. Cieri if installing the curb would help with rain events. Mr. Hornung suggested that question should be referred to Mr. Wolfe and not the developer, noting that he would be in favor of going with the least costly option. He noted that it is not fair to ask Mr. Cieri that question. Mr. Seeds noted that as an engineer he would expect that he would provide an honest opinion. Mr. Cieri noted that the water will flow in the same direction that it flows now, whether the curb is installed or not. He noted that without curbing the water would have a chance to be absorbed into the ground and not all flow to the stormsewer. He noted that he did not think it would make much of a difference if the curb was installed. Mr. Seeds noted if a curb was installed, with a hard rain, such as occurred this past Saturday, the water will come off the bank. He noted that it would slide over the curb and the curb would not stop the water flow. Mr. Hornung noted in the case of the past rain event, nothing would help, but in a normal rain event, the curb would dam some of the flow. Mr. Hornung noted that he would like to hear what Mr. Wolfe has to say on this matter. Mr. Wolfe answered that the Township does not clean that street as it is a PENNDOT issue. He noted that staff is indifferent to requiring curb, noting that curbing can reduce the erosion that could occur on the bank; however, if there is erosion, it is the property owners' responsibility to fix and remove the debris from the state road. He noted that he is not aware of any significant problem at this point in time in regards to erosion from the bank. Mr. Cieri noted that he looked at the bank yesterday after the heavy rain event and there is no difference in what was there before the rain event. He noted that there is no evidence of a wash out of the tanbark and edge of paving.

Mr. Jerry MacDonald, counsel for Dr. Clements, noted if the juniper is planted, the tanbark will be removed.

Mr. Hornung noted that he would like to hear from Dr. Clements.

Dr. Calvin Clements, explained that he is the owner of the property located at 4905 Jonestown Road, and he recently acquired the building next door to him. He noted that it is his intent to combine the properties and add an addition to the Animal Clinic. He noted that the bank was previously planted with an evergreen and the new landscaping service dug it out and installed tanbark to his dismay. He noted that the tanbark is messy and clients often allow their pets to walk in it and the animals track it through the clinic. He noted that he would like to remove the tanbark and plant evergreens to form a secure root structure. Mr. Hornung questioned if he would replant the entire bank the whole way around onto Byron Avenue. Dr. Clements agreed that he would do it the entire bank up to the driveway, and there would be no tanbark in the street. Mr. Hornung questioned when this would be done. Dr. Clements answered that he would do it immediately, as soon as he receives the approval for the waiver.

Mr. Hornung made a motion to approve the preliminary/final land subdivision plan for the Colonial Park Animal Clinic, which has already been approved, granting the additional waiver of curb and sidewalk according to option two which is the planting of the bank with blue rug juniper or some evergreen that will secure the bank so it does not wash out onto Jonestown Road. He noted that all the previously approved requirements that were stated in the original approval are still in effect. Mr. Blain seconded the motion. Mr. Seeds called for a roll call vote: Mr. Blain, aye; Mr. Crissman, nay; Mr. Hornung, aye; and Mr. Seeds, aye.

Preliminary/final land development plan for
LP Volunteer Firemen's Association, Inc

Mr. Seeds questioned why the plan is called the Lower Paxton Volunteer Firemen's Association. Mr. Barry Calhoun explained that is what is on the deed to the property.

Mr. Wolfe noted that the purpose of this plan is to allow the construction of an addition and second story to the operations center of the South Central Emergency Medical Services (SCEMS). He explained that the proposed addition would be 1,274 square feet, and a second story is proposed as well. He noted that the property is currently zoned R-2, Medium Density Residential District, and is located in Paxtonia on Poplar Street. He noted that the property is served by public sewer and private on-lot well. He explained that it is a very small lot and difficult to develop. He noted that the applicant has requested the following six waivers: 1) Waiver of the requirement to provide a preliminary plan; 2) Waiver of the requirement to provide a stormwater management report; 3) Waiver of the requirement to provide an erosion and sedimentation control plan; 4) Waiver of the requirement to provide sidewalk; 5) Waiver of the requirement to provide a landscaping plan; and 6) Waiver of the requirement to provide a detailed hydrogeological study. He noted that staff supports all six waivers.

Mr. Wolfe noted on November 4, 2010 the Lower Paxton Township Zoning Hearing Board granted variances for the minimum side yard setback, the amount of building coverage and impervious coverage and buffer yard requirements. The Zoning Hearing Board also granted a special exception for the expansion of a non-conforming use on the property.

Mr. Wolfe noted on February 8, 2011 the Planning Commission recommended approval of this plan and waiver requests subject to addressing the comments.

Mr. Wolfe noted that there are six site specific comments, six general conditions, one of which includes a letter of review from HRG, Inc. with 16 additional comments, and three staff comments.

He noted that Barry Calhoun is present to represent the plan along with his engineer Frank Grotola, of Act One Consultants.

Mr. Grotola noted that SCEMS has been in this building since 1975 and they have done no alterations to the property since that time. He noted that the proposed alterations are the

minimal that can be done in terms of the footprint. He noted the purpose for the alterations is to house today's vehicles in the building and to be able to move the vehicles in and out of the facility in an efficient manner. He noted that they need more room on the first floor level, and the operations would move to the second floor level. He noted that the stations answers calls only, and no dispatching is done from this location. He explained that they do not receive goods at this location either.

Mr. Grotola noted that the project is long overdue and SCEMS has received grant funds towards the cost of this project. He noted that it is a difficult site, a totally impervious lot, and that was the reason for the granting of the waivers.

Mr. Grotola noted that he does not believe the comments and concerns to be insurmountable. He noted that the facility is located behind the Paxtonia Fire Company.

Mr. Seeds questioned Mr. Grotola if he hopes to go to construction soon. Mr. Grotola noted that it would hinge on what the Board decides. Mr. Seeds noted that other than that, when he would expect to start construction. Mr. Calhoun answered, after receiving the Board of Supervisors approval, he would have to rebid the project since it has been three years since he received the proposal. He noted that it took a good deal of time to complete the paperwork for the grant. He noted that the earliest he could start construction would be the middle of summer.

Mr. Seeds questioned if SCEMS would be able to utilize the facility during construction. Mr. Calhoun answered that they would not. He noted that the service would remain in Lower Paxton Township, however, that it is under the direction and control of the medical operations director Scott Buchle, who could not be in attendance tonight. He noted that Mr. Buchle has made contact with Paxtonia but since he is not ready to start construction, no final decisions have been made. Mr. Seeds questioned if Scott Buchle has worked out details for answering the calls. Mr. Calhoun answered that Linglestown Fire Company has also been contacted but Mr. Buchle

is handling this issue. Mr. Seeds questioned if that there would be a place to house the equipment. Mr. Calhoun answered yes.

Mr. Seeds noted that SCEMS would need to service the area. Mr. Calhoun noted, in the interest of response times, he would not want to move out of the Township.

Mr. Blain questioned how many pieces of equipment are housed in the current facility. Mr. Calhoun answered that three ambulances are housed in that facility. Mr. Blain noted that the reason for the alteration is to make the garages bigger to provide more room for the ambulance equipment and to move the administrative offices to the second floor. Mr. Calhoun noted that the building was built for Cadillac ambulances, and today's ambulances barely fit into the building. He noted that the first floor would be for vehicles, supplies, washing and decontamination, oxygen, and the second floor quarters would provide for sleeping quarters, showers, bathroom, a kitchen, and a supervisor's office.

Mr. Blain questioned if SCEMS has ever investigated the idea of running out of the three firehouses. Mr. Calhoun noted that he does not have the manpower to do that. He explained that the other two vehicles are back-ups units. He noted that one unit is a 1985 model with close to 300,000 miles. He noted that it does not cost much to insure the vehicle and it is available for use when needed. He noted during the summer months when the air conditioning is needed, staff experiences breakdowns with the vehicles. He noted there is no other crew to use those vehicles, as there are only two people at a time housed in that building. He noted that, sometimes, a third person might be present, such as a trainee from Harrisburg Area Community College.

Mr. Blain questioned how much the project would cost. Mr. Calhoun answered that the grant is for \$490,000 and it has been made perfectly clear from SCEMS Board that it would not be increased. He noted if those funds were not available, the project would have to be reduced.

Mr. Blain questioned how old the equipment is. Mr. Calhoun answered that the newest vehicle is nine years old. Mr. Blain questioned if the grant money is restricted to construction

costs only. Mr. Calhoun answered absolutely. Mr. Blain suggested that it would be good if it could be used to purchase new equipment versus construction. Mr. Calhoun noted that he applied for a grant for vehicle funds this year but the application was denied.

Mr. Blain noted that he understands that Mr. Calhoun is trying to improve the facility but it seems to him it would be nice if SCEMS could run out of the firehouse since it is already established. He noted that he has been inside all three firehouses and although they have a lot of equipment, it would be nice to share facilities instead of having to spend \$490,000 to upgrade a facility when the ambulances could run out of a firehouse. He noted that it would be good to combine support services as they have bunking and shower facilities that they could share. He suggested that a rental agreement could be decided upon that would be reasonable instead of spending a half million dollars to upgrade a facility which is next door to the Paxtonia Fire House property.

Mr. Calhoun noted that \$490,000 is a lot less than \$4 million that the fire company paid for their firehouse. He noted if he tried to use the grant funds for something else it is gone. He noted that he asked about how the funds could be used, since this discussion came up 18 months ago. He noted that he discussed this with Jim Rowell, the president of the Paxtonia Fire Company, and there was no interest from his people to share facilities.

Mr. Calhoun noted that he is not prepared to discuss it at this time, but there are numerous security issues when you combine facilities with a fire company that he couldn't get involved with. He noted if something could be done to share housing it might be a possibility, but the fire companies did not come to him when they built their facilities to see if SCMES wanted to be a part of their operations. He noted that they work very well together.

Mr. Seeds noted that the fire companies probably don't have the space to house the ambulances. Mr. Calhoun noted that he is not aware of what space they have in the firehouses. He noted that he knows that Paxtonia is quite full. He stated that he does not know about

Linglestown, and as he mentioned earlier, Scott Buchle was the former fire chief with Linglestown and he is in discussions with them. Mr. Seeds noted that Linglestown does not have any spare room.

Mr. Seeds noted to Mr. Stine that he and Mr. Hornung serve as delegates on the Board of Directors to SCEMS and explained that they would have nothing to gain on this personally and he questioned if there would be a problem if he and Mr. Hornung vote on this issue. Mr. Stine answered that he did not think so. Mr. Seeds noted that he and Mr. Hornung are on the SCMES Board as representatives from Lower Paxton Township.

Mr. Crissman questioned Mr. Wolfe in regards to item six in the site specific conditions, what is meant that a noted must be placed to remove the following waivers from the plan sheet, which is 1, 3, 4, and 5. He questioned if that referred to the current waivers 1, 3, 4, and 5 on this sheet or was it something that has already been removed. Mr. Wolfe noted that it refers to the waivers listed on the plan sheet, noting that they requested some waivers originally that are still on the sheet that are no longer applicable.

Mr. Crissman questioned who the official spokesperson is for SCEMS.

Mr. Hornung requested to ask a few questions before Mr. Crissman started his routine questions.

Mr. Hornung noted that there are 22 comments and typically plans that have 22 comments are not approved. He questioned what the reason was for all the comments, and if any had been resolved at this point. He noted with this number of comments, the plan would not be approved. Mr. Grotola explained, after talking with Ms. Moran, he found that comments 7, 8, 10, and 13 are housekeeping issues. He noted that they are changes that he needs to make on the plan as they are misprints. He noted that there is some speculation about the parking tabulations, noting that Ms. Moran indicated that she would accept the parking that was offered since the proposal is only to have one crew housed at a time. He noted that American Disability Act

(ADA) parking has been offered in the event that someone needs it. He noted that these comments represent very good due diligence, but are not necessarily applicable to the expansion of this building. He noted that number 13, the loading area.... Mr. Hornung wanted to clarify the parking issue. Ms. Moran noted that three parking spaces would be acceptable. Mr. Grotola noted that it is an offering in Section 601.8-2, the option is if you can prove or allow the Zoning Officer to know that you are going have a crew of two, that can be acceptable. Mr. Hornung stated that we do not know if the Zoning Officer has accepted it at this point. Mr. Grotola answered yes. He noted that she seemed approachable with it.

Mr. Seeds noted that there are sixteen comments, and the first six are HRG's comments on the request for the waivers. Mr. Grotola noted that Ms. Moran told him that they are significant comments. Mr. Crissman noted that he is not sure that there is total acceptance of the comments. Mr. Hornung agreed. Mr. Crissman noted that he would address that issue.

Mr. Hornung questioned if the ADA requirement is not required. Mr. Grotola answered that it is in the Zoning Ordinance, but Mr. Fleming's comments are that it is not marked accurately. He noted that he can do that on the plan. He noted that he showed the accessible aisle beside the parking place on the other plan, but he didn't have the exact markings on it. He noted that a lot of this is CAD work and involves dressing up the plan. Mr. Hornung noted that item 11 states that the parking spaces do not have adequate room to use the proposed parking space. He requested Mr. Grotola to explain that to him. Mr. Grotola noted that he had a question, noting that he has the plan, and he changed the parking on this since he needed a compliant aisle-way through the property and he made slant parking. He noted that Section 603.B requires 22 feet for a parking space. He noted that he provided two parking spaces, two 22-foot parking spaces and an eight-foot space and then the ADA accessible parking. He noted that he had a question about that as well. Mr. Crissman noted that you have not resolved this item

with Ms. Moran. Mr. Grotola noted that he has not talked to Mr. Fleming about it. He noted that it is an HRG comment.

Mr. Hornung questioned if Mr. Grotola could respond to comment 12, noting that the western access drive has an insufficient width. Mr. Grotola answered on the access beside the property, with the addition; he would be down to a nine-foot access drive. He noted that he has a 12-foot access drive to the eastern side. He noted that since it is a total asphalt situation, there are other ways out of this property that would lead on to Maxine Drive which is an alley on paper. He noted that it abuts the property. He noted if this was a business, he could see how this would definitely impact it, but under these circumstances, people will be coming and leaving this building in work shifts. Mr. Wolfe noted that the access drive is substandard as shown on the plan and there has been no request for a waiver. Mr. Grotola answered that is true. Mr. Crissman noted that the plan must be compliant. Mr. Grotola noted that he does not know who to ask for that waiver. Mr. Wolfe noted that it is a waiver of the Subdivision and Land Development Ordinance regulations and it would be like the other waivers that he requested.

Mr. Crissman noted if we are having difficulty with the 16 comments provided by HRG, Inc, and if the applicant is not prepared to say that they have been resolved, then he can't approve the plan since he would ask the applicant if he could be or will be in compliance with the comments, and conditions. He noted that there is too much discussion on these comments. He noted that Mr. Grotola cannot respond that all the comments have been resolved. Mr. Grotola noted that is accurate.

Mr. Crissman noted that this Board would not take a positive action on this request without knowing that all these things are in place. Mr. Blain noted that he was speaking to Mr. Hornung and they suggested that this plan should be tabled to let the applicant clean up the comments. Mr. Crissman noted that he could not make a motion to accept this plan as it is since the applicant cannot respond that he can agree to all the comments.

Mr. Hornung noted that it would be approving a plan that does not meet the ordinances and the waivers are not in place to accommodate it. He noted that the plan is not approvable at this point. Mr. Stine noted that is correct.

Mr. Crissman suggested that the applicant should withdraw the plan until it is complete and ready for submission.

Mr. Hornung noted to Mr. Grotola, in the future, don't bring a plan in front of the Board that has this many comments and especially a plan that doesn't have the number of requested waivers to allow the plan to be approved. Mr. Grotola noted that he understood what Mr. Hornung was saying.

Mr. Seeds noted that when Mr. Grotola is done talking to Mr. Fleming, he may need to request some additional waivers. Mr. Grotola answered that he understands. Mr. Blain noted if the Board tabled the plan, it would still be under the 90-day period to approve it. Mr. Wolfe noted that SCEMS has until June 7th to have their plan approved. He noted that there are still three meetings before hitting the deadline, and they would not have to withdraw the plan, as the Board could table action and once SCEMS completes the plan, they would have time for Board action. He noted if they don't complete the plan they could ask for an extension. He suggested that tabling the plan would be a good idea.

Mr. Crissman made a motion to table the preliminary and final land development plan for Lower Paxton Volunteer Firemen's Association. Mr. Blain seconded the motion, but added that it should be brought to the second public meeting on May 16th. Mr. Blain noted that there is also another meeting in June available before they reach the deadline for the plan. Mr. Seeds noted that the meeting in May would be Monday the 16th due to Election Day. Mr. Crissman noted that in order to save Mr. Blain from filing an amendment to his motion, he accept that as part of his main motion. Mr. Hornung questioned if that would be enough time for Mr. Grotola to get the plan resolved. Mr. Grotola answered yes. Mr. Hornung noted that he would want something in

writing from Ms. Moran that she is satisfied with the plan. Mr. Seeds called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

Final subdivision plan for Central Pennsylvania Food Bank

Mr. Wolfe noted that the purpose of this plan is to subdivide the existing tax parcel 35-074-053 and to consolidate the subdivided parcel with the existing South Central Pennsylvania (PA) Food Bank Parcel, 62-040-055. He noted the purpose of proposed Lot #1 is to increase the lot area of the property owned by the Central PA Food Bank for a future expansion and no development is proposed for Lot 2 at this time. He noted that the property is located west of Briarsdale Road, north of Corey Road, and south of Sunnycrest Drive. He noted that the total tract area is 1.772 acres (in Susquehanna and Lower Paxton Townships). He noted that the property in Lower Paxton Township is zoned GI, General Industrial and is served by public sewer and public water.

Mr. Wolfe noted on March 9, 2011 the Planning Commission recommended approval of this plan as well as the waiver requests for preliminary plan submission and existing features requirements.

Mr. Wolfe noted that the applicant has requested the following two waivers: 1) Waiver of the requirement to provide a preliminary plan; and 2) Waiver of the requirement to provide contours within 100' of the property boundary. He noted that staff supports both waivers. He noted that there is one site specific condition, three general conditions, and one staff comment.

Mr. Wolfe noted that Ron Secary, of Snyder and Secary, is present to represent the plan

Mr. Secary noted that he would be happy to go through the conditions if that is the Board's pleasure.

Mr. Seeds noted that HRG, Inc provided a comment in regards to water to the Evanoff property. He questioned what that was about. Mr. Secary answered that the ordinance requires

that you indicate the location of the water service. He noted that he was not able to locate their water service, noting that they may be on a well. He noted that it has nothing to do with the substance of the plan.

Mr. Kendale Hanna, Executive Director for the Central Pennsylvania Food Bank explained that he is the official spokesperson for the plan. Mr. Crissman questioned if he could speak on behalf of the applicant. He answered that he absolutely could. Mr. Crissman questioned if he would accept the waiver requests. Mr. Hanna answered yes. Mr. Crissman questioned if he could accept the one site specific condition. Mr. Hanna answered yes. Mr. Crissman questioned if he would accept the three general conditions to include condition number three which includes HRG's three comments. Mr. Hanna answered yes. Mr. Crissman noted that there are three general conditions and he questioned if he could agree to those as well. Mr. Hanna answered yes.

Mr. Crissman made a motion to approve the final subdivision plan for Central Pennsylvania Food Bank with following waivers and conditions: 1) Waiver of the requirement to provide a preliminary plan; 2) Waiver of the requirement to provide contours within 100' of the property boundary; 3) Title the plan Preliminary/Final Subdivision Plan for Central PA Food Bank; 4) Plan approval shall be subject to providing original seals and signatures; 5) Plan approval shall be subject to the payment of engineering review fees; 6) Plan approval shall be subject to addressing the three (3) comments of HRG's memo dated April 1, 2011; and 7) A street/storm sewer construction permit is required and is to be obtained prior to earthmoving activities. A pre-construction meeting is to be held prior to starting the project. Contact Matt Miller at 657-5615 to schedule the meeting. This may be held in conjunction with the Conservation District meeting. Mr. Blain seconded the motion. Mr. Seeds called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

Payment of Bills

Mr. Blain made a motion to pay the bills of Lower Paxton Township and Lower Paxton Township Authority, and of the Purchase Card system. Mr. Crissman seconded the motion. Mr. Seeds called for a voice vote, and a unanimous vote followed.

Adjournment

There being no further business, Mr. Crissman made a motion to adjourn the meeting. Mr. Blain seconded the motion, and the meeting adjourned at 8:58 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

Gary A. Crissman
Township Secretary