

LOWER PAXTON TOWNSHIP  
BOARD OF SUPERVISORS

Minutes of Board Meeting held December 7, 2010

A business meeting of the Board of Supervisors of Lower Paxton Township was called to order at 7:30 p.m. by Chairman William B. Hawk, on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

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

Also in attendance were George Wolfe, Township Manager; Steven Stine, Township Solicitor; Aaron Navarro, J. Michael Brill & Associates, Inc.; Anthony and Robert Leo; and Watson Fisher and Ted Robertson, SWAN.

**Pledge of Allegiance**

Mr. Seeds led in the recitation of the Pledge of Allegiance.

**Approval of Minutes**

Mr. Crissman made a motion to approve the minutes of the November 1, 2010 and November 16, 2010 business meetings, and the November 9, 2010 workshop meeting. Mr. Blain seconded the motion. Mr. Hawk called for a voice vote, and the minutes were unanimously approved.

**Public Comment**

No comments were provided.

**Chairman & Board Members' Comments**

No comments were presented.

## **Manager's Report**

Mr. Wolfe noted that the Township's Compost Facility will close on Tuesday, December 21, 2010. He noted that it will be the last day of operations for yard waste to be deposited at that site.

## **OLD BUSINESS**

There was no old business.

## **NEW BUSINESS**

### Resolution 10-32 authorizing the Township Manager to execute the PENNDOT Highway Occupancy Permit for State Route 3017 (Page Road)

Mr. Wolfe explained that this resolution allows the Township to execute the Highway Occupancy Permit (HOP) as has been prepared by K&W Engineers for road improvements and a traffic signal at Page and Spring Creek Roads. He noted that it permits the Township Manager to sign the HOP.

Mr. Crissman made a motion to approve Resolution 10-32 authorizing the Township Manager to execute the PENNDOT Highway Occupancy Permit for State Route 3017, Page Road. Mr. Blain seconded the motion. Mr. Seeds noted that he did not recall doing one of these before. Mr. Wolfe explained that this was done for the George Park intersection at Nyes Road. He explained that anytime the project is in the Township's name, the Township must sign the HOP. Mr. Hawk called for a voice vote, and a unanimous vote followed.

### Preliminary/Final subdivision plan for SunnyHill Farms South

Mr. Wolfe noted that the purpose for this request is to phase a plan that was originally presented as a single-phase plan that has already been approved by the Board. He noted that the plan is several years old and discussions were held during the November workshop meeting to

add a phasing schedule. He explained that the Board would approve a new preliminary/final subdivision plan with the phasing schedule and then approving the final plan for Phase 1. He noted that other than the phasing schedule nothing has changed.

Mr. Aaron Navarro, J. Michael Brill, noted that the plan is the same plan with no changes except for the phasing schedule. The proposed phasing schedule is as follows: Phase 1, 11 lots, Spring 2011; Phase II, 8 lots, Spring 2013; Phase III, 6 lots, Spring 2015; and Phase IV, 7 lots, Spring 2017.

Mr. Crissman made a motion to approve the preliminary/final subdivision plan for SunnyHill Farms South to include the new phasing schedule and the final approval for Phase One. Mr. Blain seconded the motion. Mr. Hawk called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

#### IMPROVEMENT GUARANTEES

Mr. Hawk noted that there were seven improvement guarantees.

##### 6690 Linglestown Road

A reduction in a letter of credit with Graystone Bank, in the amount of \$44,400.00, with an expiration date of October 19, 2011.

##### Hearthside East

An extension and 10% increase in an escrow with Lower Paxton Township, in the amount of \$11,000.00 with an expiration date of December 7, 2011. (The Board voted only to provide a 6 month extension for this improvement guarantee.)

##### Willow Brook, Phase IV

A release in a letter of credit with Fulton Bank, in the amount of \$6,388.80.

Bern6, LLC

An extension to a letter of credit with Fulton Bank, in the amount of \$9,307.32, with an expiration date of December 7, 2011. (The Board voted only to provide a 6 month extension for this improvement guarantee.)

Willow Brook, Phase III

A release in an escrow with Lower Paxton Township, in the amount of \$665.50.

Kendale Oaks, Phases II & III

An extension and 10% increase in a bond with Arch Insurance Company, in the amount of \$276,005.15, with an expiration date of December 7, 2011.

Deaven Woods

An extension in a letter of credit with Integrity Bank, in the amount of \$247,900.00, with an expiration date of December 7, 2011.

Mr. Hornung noted that he would like to discuss the Hearthside and Bern6 improvements. He explained that he would prefer a six-month extension knowing that Bern6 has requested a variance before the Zoning Hearing Board. Mr. Seeds noted that the hearing is scheduled for January or February of 2011. Mr. Hawk questioned if anyone has any objections to the six-month extension. Mr. Seeds noted that he did not have any objections but questioned what remained to be done. Mr. Wolfe noted that Hearthside has \$10,000 worth of improvements for topsoil, seeding and sidewalks, and Bern6 had \$7,692 worth of improvements, most of it is for screen plantings. Mr. Hornung noted that he wants the plantings to be installed and does not want a variance for the plantings. Mr. Wolfe noted that Bern6 is looking for a variance to get occupancy permits prior to finishing the projects. He noted that the Board is not required to

guarantee occupancy of a building before they finish the project and can only provide a six month extension.

Mr. Crissman made a motion to approve the seven Improvement Guarantees, only granting a six-month extension to Bern6 and Hearthside. Mr. Blain seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

Linglestown Life – A United Methodist Church

A reduction and extension in a letter of credit with Centric Bank, in the amount of \$99,200.00 with an expiration date of December 7, 2011.

Mr. Hawk noted that this improvement guarantee is a reduction and the information for the inspection was only received by staff yesterday. Mr. Crissman made a motion to approve the Improvement Guarantee. Mr. Blain seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

**Payment of Bills**

Mr. Seeds made a motion to pay the bills of Lower Paxton Township and Lower Paxton Township Authority. Mr. Crissman seconded the motion. Mr. Hawk 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 7:41 p.m.

Respectfully submitted,

Approved by,

Maureen Heberle  
Recording Secretary

Gary Crissman  
Township Secretary