

Chairman Barry Rebert called the North Codorus Township Close-Out Meeting to order at 4:00 p.m. Supervisors present: Rodney Shearer and Dennis Luckenbaugh. Present on behalf of the Township: Manager Joy Strausbaugh, Solicitor William Poole, Greg Hertz and Gil Picarelli of KPI. Also present: Recording Secretary and seven citizens.

I. Minutes

Supervisor Shearer requested that the minutes of November 20, 2007 be amended as follows: on Page 5, Item 7, insert the following in the second sentence following “that the Police Board [Mr. Shearer noted that the Police Board never made any decision like this in a public meeting], and the second amendment is also on Page 5, under Police Board Report, Item 2, as follows “Dave noted that if the bills are not received in time, the municipalities will not pay them early”, deleting the words “aren’t required” as the SWRPD Articles of Agreement do not require this early payment for service. **Motion** by Shearer, second by Luckenbaugh, to approve the minutes of the meeting of November 20, 2007, as amended above. Two members voted aye; Rebert abstained as he was not a Supervisor at that point in the meeting. Motion carried.

II. Treasurer’s Report

A. **Motion** by Shearer, second by Rebert, to approve the Treasurer’s Report as presented. All members voted aye; motion carried.

III. General Public Comment

A. Jacob Brubaker of 2275 Panther Hill Road, Seven Valleys, had some questions on the John Shearer Subdivision Plan. He owns adjoining property, and would like to know if it would be possible to further subdivide Lot #10 to add to his farm property. The parcel is currently fifty-four (54) acres. He would like to have about half of that. Discussion was held on whether further subdivision is possible on this plan. If subdivision is allowed, the remaining parcel would have to be a minimum of twenty-five (25) acres to remain an estate parcel. The plan does say that the parcels cannot be further subdivided. Solicitor Poole added that an add-on parcel for agricultural purposes would not pose a problem, as long as the Ordinance does not prohibit it and the subdivision does not change the character of the surrounding lots. As an agricultural add-on, there would be no dwelling rights that would go with it. If permitted, Mr. Brubaker would have to combine the parcels onto one deed. This proposal would have to go through the formal S/D process. Mr. Poole urged Mr. Brubaker to call Mr. Little, the Zoning Officer, to discuss this proposal. The Board did not see a problem with this request.

IV. Police Report

No one was present at this meeting.

V. Permits, Plans, and Modules

A. Jerry Stahlman was present on the Lynwood Phase II-C, Final Subdivision Plan, #A-03-006. The Plan Administrator prepared a time line of the Phase II-C plan. This plan was granted an extension on August 21st to the meeting today. The Sewage Module was received in this office on 9/13/07 and submitted to DEP on 9/20/07. DEP finally determined the module administratively correct on 12/19; however, Carrie Wilt at the

local DEP forwarded the module to Harrisburg for review. Mr. Stahlman is requesting an extension of time until the Supervisors' meeting on March 18, 2008, to allow DEP to review the modules and take action. Supervisor Shearer asked if Mr. Stahlman had submitted a proposal on the recreation area required by the plan. Mr. Stahlman will have information regarding the recreational area at that meeting. He was advised to have that proposal well in advance of that meeting for the Supervisors to review. **Motion** by Luckenbaugh, second by Rebert, to extend the time for the Lynwood Phase II-C Final Subdivision Plan, #A-03-006, until March 18, 2008. All members voted aye; motion carried.

B. A letter of request was received from Nelson R. Brenneman, 4446 Zeiglers Church Road, asking for a one year extension of time on Building Permit #05-278 for construction of a machine shed. **Motion** by Rebert, second by Luckenbaugh, to grant a one year extension of time to 12/27/08 for Building Permit # 05-278 as requested by Nelson R. Brenneman for an agricultural building. All members voted aye; motion carried.

C. Ron Carter was present on the Ronald and Sheila Carter Final Subdivision Plan #E-5416, located at Stoverstown and Slagel Roads. Mr. Picarelli noted that the plan had met all but two (2) of their comments. There is a fifty (50') foot clear sight triangle required for the existing house. Looking to the right, only a thirty-two (32') foot triangle can be achieved due to the placement of the house next door. The left half of the triangle is shown at fifty (50') feet as required. Gil reported that this is fine with him. The stormwater facilities must be sized properly for the size of the house and driveway that will eventually be built. The plan currently shows sizing for a proposed use. The Manager asked Gil if Comment #6 from the NCT PC had been met - that a grading plan was to be required and a stormwater plan is required. It appears that Lot #3 is shown to handle a portion of the stormwater from Lot #2. Also, Lot #3 is showing a surface stormwater collection basin area which is not satisfactory to the Supervisors. Supvr. Shearer added that detention ponds are notorious for mosquito breeding. Gil pointed out that the water is not intended to leave the pond, but filter down through the ground. The Manager pointed out that this is a situation similar to the issue at Kingdom Hall on Jefferson Road, which that developer was required to correct. Lot #3 should have an infiltration system in the ground the same as Lot #2. Discussion followed on this issue. Mr. Shearer added that the way it is designed, there will either be an ice hole or a water hole there all the time that overflows and runs off on someone else's property. The Supervisors all agreed that the pit should be underground. Mr. Carter added that he would rather have the in-ground stormwater rather than this detention area. **Motion** by Rebert, second by Luckenbaugh, to approve the Final Subdivision Plan #E-5416 of Ronald L. and Sheila L. Carter with the condition that the stormwater pits on Lot #2 and #3 be placed in-ground and each address the stormwater from its own lot, and that all stormwater facilities required meet the specifications of the Township Engineer, and that the adjoining property owners' names are corrected on the plan. All members voted aye; motion carried. Mr. Carter was advised that a conditional approval letter would be sent to him for acceptance, which Mr. Poole will prepare.

VI. Administrative Reports

A. Manager's Report

1. YCSWA is conducting their annual Christmas tree recycling program from 12/26/07 through 1/31/08. Information will be posted on the bulletin board.
2. Comcast sent notice of some additions to the Expanded Basic Channel lineup, effective December 30, 2007.
3. The Township received a report from CSD, on behalf of the Sewer Authority, outlining the 2008 Fiscal Year activity, due to the fact that NCT is the bond guarantor for the SA.

4. The Glatfelter Memorial Library sent a donation request letter. Allocation is included in the 2008 budget.

5. Jackson Township notified the Township that they are amending their joint Comprehensive Plan with Paradise Township in the Future Land Use section. They are amending the Growth Area boundaries to change the density in the Lake Road area between the new High School and Old Hanover Road.

6. Spring Grove Borough forwarded information to all Mutual Aid Fire Departments that respond to SG Borough. It is a directive to inform all responders that anyone using a respirator have no facial hair that comes in contact with the sealing area. Mrs. Strausbaugh sent the information to Fire Chief Wildasin.

B. Engineer's Report

1. Mr. Hertz provided an update on the Ambau Road culvert. Site surveying and wetland evaluations are being done. They are looking at options for the type of culvert - precast box, precast arch or steel arch. One of the biggest concerns is the amount of cover needed. Obviously, the steel arch would be the cheapest. KPI will be getting price information together for the next Supervisors' meeting. As soon as a decision is made on the type of culvert, the permitting can proceed. Mr. Shearer indicated to the Board that this needs to keep moving. The permit process is lengthy and held us up considerably on the Strickhouser Road project. The work should begin in May or June, if all goes well. Mr. Luckenbaugh is not concerned about the existing wall on the Spring Grove side of the culvert. It needs to have sufficient ground around it or something. The wall is deteriorating. It is very important that this work be done in 2008 to keep on schedule with other projects planned for the next several years.

2. Mr. Shearer asked about the settling in the paving on the Aylesbury site. Mr. Hertz reminded the Board that the Engineer withheld \$20,000 from their one security reduction request to address this. Greg feels that it will be better to wait until spring to address this issue.

C. Solicitor's Report

1. On the Scott Rohrbaugh agreements, Mr. Poole reported that the deed is prepared and the costs have been paid. By plotting the description of the three (3) parcels, they were unable to match the tracts; therefore, the deed is clear that it is a "deed of merger" of all three (3) tracts which satisfies Mr. Poole's requirements. **Motion** by Luckenbaugh, second by Shearer, to approve Scott Rohrbaugh's waiver request to Section 165-26 of the NCT Code, the section which requires preparation of a S/D plan. All members voted aye; motion carried. **Motion** by Luckenbaugh, second by Rebert, to approve the agreement between Scott Rohrbaugh and NCT as presented. All members voted aye; motion carried. Mr. Poole notarized the agreements as Mr. Rohrbaugh was there to sign it.

2. **Motion** by Luckenbaugh, second by Shearer, to approve Ordinance #204-12-2007, which amends the Subdivision and Land Development Ordinance to include a definition of professional consultants and set a structure for charging and collecting fees for plan reviews. All members voted aye; motion carried.

3. Mr. Poole reported on the depositions that were taken recently on the Robert Rebert Ag Security Area issues. Joy, Brenda, and Rodney were deposed by Mr. Rebert's attorneys, Stock and Leader: and all did very well and were commended by Mr. Poole and Mr. Rebert's attorneys.

D. Police Board Report

1. Mr. Shearer asked if there was a response back from Mr. Tilley or Chief Bean on the issues discussed at the last meeting. Mr. Poole indicated there was no response.

2. The Township received the audit of the SWRPD for the years ending 12/31/05 and 12/31/06.

E. Fire Company Report

1. Mr. Rebert gave the report for November in the absence of Chief Wildasin. There were 30 calls this month with no financial loss

VII. Old Business

A. There are still vacancies on the Sewer Authority and Community Building Committees.

B. The 2008 budget for 2008 was opened for discussion. Since the budget was laid open for inspection, the Manager assessed the Fire Hydrant Fund. General Fund is still subsidizing the Fire Hydrant Fund by \$8,000 a year. In order to get closer to this fund supporting itself, the Manager recommended a slight increase in the Fire Hydrant Tax from .113 mills to .140 mills. This would get the fund halfway to supporting itself. This only increases the bottom line of the fund by \$480. as the hydrant tax line increases and the general fund transfer decreases. Until the value of the real estate is known in Colonial Crossings, we cannot assess the actual effect of the increase. This is the first year those homes will be paying fire hydrant tax. Mr. Rebert hopes that tax increases are not an annual event.

Motion by Luckenbaugh, second by Rebert, to adopt the Budget for 2008, which includes a one mill real estate tax and .140 mill fire hydrant tax. Two members voted aye; Shearer opposed. Motion carried.

Motion by Rebert, second by Luckenbaugh, to approve Tax Resolution #12-12-2007. Two members voted aye; Shearer opposed. Motion carried.

VIII. New Business

A. The Township has received notice that the Susquehanna Stray Animal Shelter is closing as of December 28, 2007. The SSAS will not be able to honor NCT's contract for 2008 which was approved at the September 18, 2007 meeting. The Township also received a contract proposal from the SPCA in September for a cost of \$1490 for the year. It is the recommendation of the Manager to approve the SPCA contract. The budget will not need to be amended, the additional cost can be taken from the annual allocation set out for SSAS. **Motion** by Rebert, second by Luckenbaugh, to approve the SPCA contract for 2008 at a cost of \$1490 annually. Discussion was held on what happens to any pit bulls that are collected, since the SPCA does not accept them. From the audience, Tanya Crawford noted that the SPCA is in the process of re-evaluating its policy on these animals. Vote on the motion: All members voted aye; motion carried. The Board authorized Mrs. Strausbaugh to write a letter thanking the SSAS for its years of service to the residents of North Codorus Township.

B. **Motion** by Rebert, second by Luckenbaugh, to approve the Hemler Animal Control Services Contract for 2008. All members voted aye; motion carried. This contract is actually through SWRPD, but each municipality needs to approve the contract.

C. Supervisor Shearer questioned why there are two (2) junkyard licenses. The Manager explained that both sides of the road were licensed under Eichelberger Salvage, but the 1384 location was not owned by Harry Eichelberger. When Eichelberger sold to Darrah, he could only sell the side he owned. The other property was always in use as a junkyard, but was owned by Harry's mother. This is now an estate as Mrs. Eichelberger passed away. **Motion** by Luckenbaugh, second by Shearer, to approve the following applications for junkyard licenses: Harry W. Eichelberger at 1384 Sunnyside Road and Harry Joseph Darrah, III, at 1381 Sunnyside Road. All members voted aye; motion carried. It was noted that the Board members will be looking at the amount of the fee charged for a junkyard.

IX. Announcements

- A. There will be no Zoning Hearing Board meeting in January 2008.
- B. The Recreation Board will meet on January 28, 2008, at 7 p.m.
- C. The Planning Commission will meet on January 22, 2008, at 7 p.m.
- D. The Board of Supervisors will meet for reorganization on January 7, 2008 at 4:00 p.m.
- E. The SWRPD Board will meet on January 9, 2008, at 7 p.m. at 6115 Thoman Drive.
- F. The Sewer Authority will meet on January 21, 2008, at 7 p.m.
- G. The Auditors' Meeting will be held on January 8, 2008, at 4:30 p.m.

At 5:33 p.m., the Board retired to an Executive Session to discuss a personnel matter. No action will be taken following the Session. The Board returned from Executive Session at 6:55 p.m. with no action taken.

Motion by Luckenbaugh, second by Rebert, to adjourn. All members voted aye; motion carried. The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Joy Ann Strausbaugh
Secretary