

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, DECEMBER 5, 2011**

CALL TO ORDER – 7:00 p.m.

Mr. Klein called the meeting to order at 7:00 PM followed by the Pledge of Allegiance and the invocation.

ROLL CALL

Adam Klein, Chairman
Linda Turns, Secretary/Treasurer
Gloria Zimmerman, Supervisor

Jay Megonnell, Vice-Chairman
Chris Scott, Supervisor

APPROVAL OF MINUTES

Regular meeting – November 21, 2011- *Ms. Turns moved, seconded by Mr. Scott to approve the regular meeting minutes of November 21, 2011. Mr. Megonnell abstained, Motion passed unanimously.*

CORRESPONDENCE:

Mr. Klein briefly reviewed the correspondence items and informed the public that all correspondence is available for review.

FROM: HRG RE: Substantial Completion Inspection – Mrs. Zimmerman wanted to make sure that Mr. and Mrs. Weikel receive a copy of the substantial completion report. Ms. England will make sure that they receive a copy.

PUBLIC COMMENT:

Don Steinmeier, 11 North Fairville Avenue- Mr. Steinmeier is glad to see that PSAT's is addressing the unfunded mandates with the state legislative. PSAT's is urging lawmakers to ease up on unfunded mandates and update outdated laws which would save Townships thousands of dollars. Mr. Steinmeier represented the Township at the HATS meeting on December 2nd. HATS is looking to develop a park and ride program for West Hanover, East Hanover, and South Hanover. Mr. Steinmeier suggested possible utilizing the parking lot on Walnut Avenue. A HATS representative will contact Ms. England. Mr. Steinmeier brought up the sight distance problem at North Fairville Avenue and Rt. 39, to Dennis Sloan a Penn Dot representative. Mr. Sloan will look into the problem and report back to the Township. Mr. Steinmeier also brought up the need for a traffic signal at Rt. 39 and Devonshire Heights road to Mr. Sloan. Regarding the turning lanes at Rt. 39 and Rt. 22, Penn Dot is looking into doing the work in the near future. Mr. Steinmeier commented that traffic projects take several years to complete.

PUBLIC HEARING/MEETINGS: None

PRESENTATIONS, STAFF/BOARD REPORTS:

SEO Presentations:

Matt Williard, Light-Heigel- Mr. Williard, thanked the Board for allowing Light- Heigel to work for the Township. He reviewed the proposed fee schedule for 2012; there is a 5% increase in rates. Mr. Williard said there would be no changes in procedures, and that there are four SEO's on staff available for the Township.

Brian McFeaters- Mr. McFeaters reviewed his proposed fee schedule for 2012. He said that he can offer very flexible business hours, because he works for himself. He will meet clients, early or late in the day as well as weekends. He has twenty five years of experience and previously worked for Light-Heigel.

TREASURER'S REPORT

Ms. Turns reported the following fund balances:

A. Fund Balances (Fund balances are presented for reference only.)

General Fund Balance as of December 2, 2011	\$1,235,251.62
Total Liquid Fuels Balance as of December 2, 2011	\$384,054.44
Total Capital Reserve Fund Balance as of December 2, 2011	\$1,749,143.92

B. Deposit Activity since November 18, 2011 \$36,546.69

Ms. Turns reported the gross payroll of December 2, 2011, totaled \$27,359.55. ***Mr. Megonnell moved, seconded by Mr. Scott to approve the payroll of December 2, 2011 in the amount of \$27,359.55. Motion passed unanimously.*** Ms. Turns reported there were no vouchers prepaid to meet due dates. Ms. Turns reported the total for the vouchers to be approved is \$186,431.93. ***Mr. Scott moved, seconded by Mr. Megonnell to approve the vouchers in the amount of \$186,431.93. Motion passed unanimously.*** Ms. Turns reported the total for the Emmaus Bond Pool Loan is \$286,080.12. ***Mr. Megonnell moved, seconded by Mr. Scott to approve the Emmaus Bond Pool Loan in the amount of \$286,080.12. Motion passed unanimously.***

PLANNING COMMISSION REPORTS AND PLANS:

#11.009 F/SB Margaret E Marks Estate. Action by 1/24/12- Mr. Leonard provided a brief summary of the subdivision and requested waivers. The applicant wishes to subdivide a 30.99 acre parcel into 3 separate parcels and one boundary adjustment, allowing 1 descendent to live in the existing house on the new middle lot of the three. No new roads are proposed. Lots 1 and 3 will be serviced by private water, but public sewer connections. Existing structures on Lot 2 will continue to use well and septic system. The property is zoned Medium Density Residential, or R-2. Mr. Mellott engineer for the subdivision was available to answer questions from the Board. Mr. Scott is concerned that the trees on the property are saved. The Township Planning Commission and the County Planning Commission recommend approval for the plan with waivers.

Motion #1:

Ms. Turns moved, seconded by Mrs. Zimmerman to waive the following sections of the West Hanover Township Subdivision and Land Development Ordinance for the Estate of Margaret E. Marks Final Subdivision Plan; 200 Silver Lake Drive, Township ID #11.009; Tax Parcel # 68-028-072:

- 1. Section 173-11.A – Preliminary Plan requirements*
- 2. Section 173-11.B(2)(c) – Driveway profile scale*
- 3. Section 173-33.H(1) – Public sewer connection*
- 4. Section 173-38.B(1) – Existing tree and vegetation description*

Motion passed unanimously.

Motion #2:

Ms. Turns moved, seconded by Mr. Megonnell to accept the exemption of following sections of the West Hanover Township Subdivision and Land Development Ordinance for the Estate of Margaret E. Marks Final Subdivision Plan; 200 Silver Lake Drive, Township ID #11.009; Tax Parcel # 68-028-072:

- 1. Section 173-38.B(2) – Paying FILO instead of parkland dedication*

Motion passed unanimously.

Motion #3:

Ms. Turns moved, seconded by Mr. Scott to approve the Estate of Margaret E. Marks Final Subdivision Plan; 200 Silver Lake Drive, Township ID #11.009; Tax Parcel # 68-028-072, contingent upon (based on):

- 1. 173-15.C(2) - Sewage Planning Module approval by PADEP*
- 2. 173-37.G – Paying the fee-in-lieu-of parkland dedication*
- 3. 195-82.E(2) – Approval of the Conservation Easement agreement by the Solicitor*
- 4. 173.15.C(19) - Addressing outstanding staff and Engineer comments*
- 5. 173-15.C(19) – Other outstanding items as required by Township Ordinance*

Motion passed unanimously.

Motion #4:

Ms. Turn moved, seconded by Mrs. Zimmerman to accept the offer of dedication of street right-of-way along Charles Drive as presented in the Estate of Margaret E. Marks Final Subdivision Plan; 200 Silver Lake Drive, Township ID #11.009; Tax Parcel # 68-028-072, contingent on the Township Solicitor’s review of documents. Motion passed unanimously.

#11.010 F/SB Whitetail Run – Action by 1/24/12- Mr. Leonard provided a brief summary of the subdivision and requested waivers. The applicant wishes to subdivide a 48.00 acre parcel into 10 building lots, 2 fronting on Fairville Avenue, and 8 fronting on Moyer Road. No new roads are proposed. Lots 1 and 2 are larger lots off Fairville Avenue, while lots 3-10 all front on Moyer Road. The Township Planning Commission and the County Planning Commission recommend approval for the plan with waivers Mr. Leonard explained the roadway improvement along Moyer Road regarding the widening from 11’ instead of 14’ as required by Ordinance; it is not practical to widen to 14’ in that area. At the preliminary plan approval meeting it was agreed that the physical roadway would be widened to 11’ from centerline instead of the 14’ required by Ordinance. In all other developments, contributions by developers in lieu of providing full road requirements of Ordinance have been accepted by the Board. The figure of approximately \$26,000 given by the developer was his cost to make improvements up to 11’, and not a contribution for the additional 3’ as required by Ordinance. There was general discussion regarding this issue. Forrest Troutman, Solicitor for Yingst Homes answered questions from the Board regarding the sewage planning module that has been submitted.

Motion #1:

Ms. Turns moved, seconded by Mr. Megonnell to waive requests of the following sections of the West Hanover Township Subdivision and Land Development Ordinance for the Whitetail Run Final Subdivision Plan; Township ID #11.010; Tax Parcel # 68-015-026:

- 1. Section 173-25.C(5) – Street and Right-of-way widths, Fairville Ave., with agreements of a fee in lieu thereof for a portion of the improvements, if any.*
- 2. Section 173-25.C(5) – Street and Right-of-way widths, Moyer Road, with agreements of a fee in lieu thereof for a portion of the improvements, if any.*
- 3. Section 173-37.B(2) – Parkland dedication, favoring a fee-in-lieu of land dedication*

Motion passed unanimously.

Motion #2:

Ms. Turns moved, seconded by Mr. Megonnell to accept the exemption of following section of the West Hanover Township Stormwater Management Ordinance for the Whitetail Run Final Subdivision Plan; Township ID #11.010; Tax Parcel # 68-015-026:

- 1. Section 168-18.B(8) – Stormwater discharge exemption for pond B.*

Motion passed unanimously.

Motion #3:

Ms. Turns moved, seconded by Mrs. Zimmerman to approve the Whitetail Run Final Subdivision Plan; Township ID #11.010; Tax Parcel # 68-015-026, contingent upon (based on):

- 1. 173-13.C(2) - Sewage Planning Module approval by PADEP*
- 2. 173-25.C – Agreement of street improvements and/or payment in lieu thereof*
- 3. 173-37 – Paying the fee-in-lieu-of parkland dedication, with Township Solicitor review of the use documents*
- 4. 173-15.C(19) – Conservation and open space ownership and maintenance agreements*

5. *173-15.C(19) – Pervious pavement maintenance agreements for driveways*
6. *173-15.C(19) - Addressing outstanding staff and Engineer comments*
7. *173-15.C(19) – Other items as determined necessary by Township Ordinance*

Motion passed unanimously.

Motion #4:

Ms. Turns moved, seconded by Mrs. Zimmerman to accept the offer of dedication of street right-of-way along Fairville Avenue and along Moyer Road as presented in the Whitetail Run Final Subdivision Plan; Township ID #11.010; Tax Parcel # 68-015-026, contingent on the Township Engineer and Solicitor review of documents.

Motion passed unanimously.

Mr. Troutman asked for clarification regarding the Ordinance requirement for improvements to Moyer Road and Fairville Avenue.

Ms. Turns moved, seconded by Mr. Scott to approve the extension to 11 feet on Moyer Road to be completed by Yingst Homes, with no further contributions. Motion passed unanimously.

Ms. Turns moved, seconded by Mr. Megonnell that there will be no improvements to Fairville Avenue, unless needed as a result of damages during construction by the developer. Motion passed unanimously.

#11.011 F/SB Sewage Planning Module for Kessler-Groff Plan

A resolution is required in order to submit the sewage planning module to DEP.

Ms. Turns moved, seconded by Mrs. Zimmerman to adopt Resolution 2011-74 Sewage Planning Module, Kessler/Groff plan. Motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS:

Motion – Consent Items: Section 607. (4): Improvement Guarantee #1 (FINAL) Jo-Jo’s Pizza; Maintenance Guarantee Jo-Jo’s Pizza

Ms. Turns moved, seconded by Mr. Scott to approve the reduction of the Improvement Guarantee for Jo-Jo’s Pizza by \$8,175.00, leaving a balance of \$0.00. Motion passed unanimously.

Ms. Turns moved, seconded by Mr. Scott to table the maintenance Guarantee for Jo-Jo’s Pizza. Motion passed unanimously.

Motion – Rec Center Renovation project- Mr. Brulo, Township Engineer, was present to review the Report describing the findings of the asbestos and lead based paint surveys completed at 628 Walnut Avenue. There was some asbestos and lead based paint found, however it was not substantial. Mr. Brulo suggests removal of both, which would cost approximately \$5,000-\$10,000.

Ms. Turns moved, seconded by Mr. Scott to move forward with the balance of the Engineering Phase 1 (tasks 3 and 4) for the Recreation Center Renovation project in the amount of \$10,100. Motion passed unanimously.

Ordinance 2011-13, Amendment to Chapter 187, No Parking Area

Ms. Turns moved, seconded by Mr. Megonnell to adopt Ordinance 2011-13, Amendment to Chapter 187, No Parking Area. Motion passed unanimously.

Resolution 2011-73, Extend Closure of Sarhelm and Devonshire Heights Rd.

Ms. Turns moved, seconded by Mr. Megonnell to adopt Resolution 2011-73, Extension of Road Closings of Sarhelm and Devonshire Heights. Motion passed unanimously.

Motion – Authorize Financial Investments

Ms. Turns moved, seconded by Mr. Scott to authorize the purchase of Certificates of Deposit in the total amount of \$1,980,000.00 for a 12 month period to mature in December, 2012, from Mid Penn Bank at an interest rate of 0.85%. Motion passed unanimously.

Mr. Scott moved, seconded by Mr. Klein to move the Fire Tax Fund from Susquehanna Bank back to Fulton Bank. Motion passed unanimously.

Mrs. Zimmerman suggested that the Township take over the finances of the Fire Company. Ms. Turns agreed with Mrs. Zimmerman.

Motion – Renewal of Traffic Signal Maintenance contract

Mr. Megonnell contacted CM High to renegotiate the contract for 2012.

Mr. Megonnell moved, seconded by Ms. Turns to approve the CM High contract for Traffic Signal Maintenance for 2012 at \$300 per intersection for a total of \$3,000. Motion passed unanimously.

Motion - Authorization to send invoice to DCED for grant payment

Mr. Megonnell moved, seconded by Ms. Turns to approve sending SGS Architects Invoice # 10267 to Dauphin County Department of Community & Economic Development for payment as part of the 2010 Gaming grant. Motion passed unanimously.

Discussion – Board and Commission Vacancies- Ms. England informed the Board that Mr. Lawson who currently holds Seat #1 on the Zoning Hearing Board would prefer to be appointed to an alternate seat, and Mr. Caranfa who currently holds an alternate seat on the Zoning Hearing Board would like to be appointed to full seat. The Board briefly reviewed applicants for all board nominations. Appointments will be made at the reorganization meeting held on January 3, 2012.

OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

Ms. England presented Change Order #4 for Contract #5 for the fire station project to the Board. This change order is to lower three lights in the mezzanine per the Township's request, for an additional charge of \$522.00.

Mr. Megonnell moved, seconded by Mr. Scott to approve Change Order #4 for Contract 5, Electrical, for the Fire Station Construction in the amount of \$522.00. Motion passed unanimously.

PUBLIC COMMENT:

Don Steinmeier, 11 North Fairville Avenue-Mr. Steinmeier mentioned that at the HATS meeting he did bring up the suggestion for a traffic signal at Rt. 39 and Devonshire Heights Road.

Dixie Fesig, Park & Recreation Coordinator- Mrs. Fesig let everyone know that Park and Recreation has its final programs for 2011 on December 10th. The programs are Breakfast with Santa and a bus trip to NYC. She is working on programs and trips for 2012.

SUPERVISORS COMMENTS:

Mr. Scott reminded all residents to recycle. He also wanted to confirm that Mr. and Mrs. Weikel met with the Township Engineer and Staff regarding the easement issue with their property and the fire station. It was confirmed the Weikel's met with the Township Engineer and Staff regarding the issue.

Mr. Klein reminded everyone the Yule Log Burn will be held on Friday, December 9th at 6 pm at Fairville Park.

Mrs. Zimmerman asked Mr. Harman if Public Works is going to fix Mumma Road where the water runs across the road. Mr. Haman confirmed it will be repaired.

Mrs. Zimmerman received a call regarding a streetlight that was out. She asked for clarification on how to report a streetlight outage.

Mrs. Zimmerman asked for clarification of what large items that Waste Management will pick up for residents. A resident contacted her because Waste Management told them they wouldn't pick up a couch. Mrs. Zimmerman contacted Waste Management on behalf of the resident and the couch was eventually picked up.

Mr. Megonnell asked Mr. Harman why there was no report for November 23rd on the public works weekly report. Mr. Harman stated he was on vacation, but would follow up with Mr. Mumma who submitted the weekly report.

ADJOURNMENT: 8:40 pm