

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS**  
**7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112**

Monday, April 16, 2018  
Executive following meeting  
Staffing & legal issues - cancelled

**1. Call to Order:**

Mr. Miller called the meeting to order at 7:06 pm followed by the Pledge of Allegiance and the Invocation. Mr. Miller welcomed the PA Youth & Government Delegates. This is a group that is run through the YMCA to help raise political awareness. It allows the students to see government in action from the local to state levels.

**2. Roll Call:**

Mr. Kyle Miller, Chairman; present  
Mr. Jay Megonnell, Vice-Chairman; present  
Mr. Donald Steinmeier, Secretary/Treasurer; present  
Mrs. Gloria Zimmerman, Supervisor; present  
Ms. Stacey Connors, Supervisor; present  
Mr. Wyatt Zimmerman, acting Supervisor; present  
Ms. Maureen Hartwell, acting Supervisor; present  
Mr. Sameer Khan, acting Chairman; present  
Ms. Julia Towsen, acting Supervisor; absent  
Ms. Lauren Mazzatesta, acting Supervisor; present

**3. Approval of Minutes**

Regular Meeting – April 2, 2018 – **MOTION: Mr. Megonnell moved, seconded by Ms. Connors to approve the meeting minutes of April 2, 2018 with the three (3) requested revisions. The motion passed unanimously.**

**4. Correspondence:**

A. Volunteer Application Received; Patti Estheimer: Mr. Megonnell suggested the Supervisors make a motion to approve Ms. Patti Estheimer to volunteer her work at the Fairville Park Rain Gardens. **Motion: Mr. Megonnell moved, seconded by Mr. Wyatt Zimmerman to accept Ms. Patti Estheimer's volunteer application for her work on the Rain Gardens at Fairville Park. The motion passed unanimously.**

B. Brian McFeaters, SEO – septic system concerns – 858 Shawnee Dr.

C. Theresa Harbold, request extension of septic system pumping, 608 Fernando Drive. **Motion: Mr. Wyatt Zimmerman motioned, seconded by Ms. Maureen Hartwell to approve the extension of the septic pumping at 608 Fernando Drive. The new expiration will be 06/21/2021. The motion passed unanimously.**

**5. Public Comment (Please limit comments to 3 to 5 minutes)**

**6. Public Hearing / Meetings:**

A. Ordinance 2018-04, Special Events: Ms. Hardman presented this Ordinance to the Board. It was advertised for a notice to adopt. Mr. Steinmeier said that the Ordinance is looking ahead to the future of West Hanover Township. He assured that this will not impact small family businesses. The Ordinance is designed for crowds of people 150+, it covers all zones. Mr. Miller verified that this Ordinance will not affect any businesses currently doing shows in our Township. Ms. Hardman replied "no". **Motion: Mr. Steinmeier moved, seconded by Ms. Maureen Hartwell to approve Ordinance 2018-04, Special Events, as presented. The motion passed unanimously.**

**7. Presentations, Staff / Board Reports**

Mr. Miller stated that we had reports from Public Works and Property Maintenance. He said that we have meeting minutes from the EAC, PSAB, WSA and National Night Out (nno). National Night Out is a family event that will take place on August 7, 2018. West Hanover, South Hanover and the State Police are partnering together to have a wonderful community event.

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**8. Treasurer's Report** – These figures were read by Mr. Steinmeier.

A. Fund Balances (Fund balances are presented for reference only and are not intended as an audited figure.)	
General Fund Balance as of April 13, 2018	\$3,990,793.41
Liquid Fuels Balance as of April 13, 2018	\$779,143.33
Capital Reserve Fund Balance as of April 13, 2018	\$652,923.53

B. Deposit Activity since April 02, 2018 \$180,723.36

C. Expenditures:

    Payroll, April 13, 2018 Net: \$ 24,233.29 Gross payroll: \$35,529.13

*Motion: Ms. Maureen Hartwell moved, seconded by Ms. Lauren Mazzatesta to approve the Net Payroll of April 13, 2018 in the amount of \$24,233.29. The motion passed unanimously.*

    Vouchers prepaid to meet due dates \$60,093.51

*Motion: Ms. Lauren Mazzatesta moved, seconded by Ms. Maureen Hartwell to approve the vouchers prepaid to make due dates in the amount of \$60,093.51. The motion passed unanimously.*

**9. Planning Commission & Zoning Reports:**

1. 17.007, LifePoint Church Subdivision/Land Development: Ms. Hardman presented the improvements to be made. There will be an addition to the church with additional parking. Ms. Hardman stated that the following reviews have been completed: Planning Commission, County, NPDES Permit, Stormwater, O & M and the EAC. This plan has three (3) waivers.

    1. §173-13 – Preliminary Plan

    2. §173-25.F.(14) – Deferment of sidewalk requirements along Allentown Boulevard, South Fairville Avenue and Candlewood Drive

    3. §195-49f(3) and §195-122.C.(1) to permit construction in the rear yard no closer than 22.1 feet from the rear property line and from the requirement of the 50 foot buffer yard with level three screening, in lieu of which the existing

    South Fairville Avenue to Candlewood Drive within five (5) years after approval of the land development plan.

*Motion: Mr. Wyatt Zimmerman moved, seconded by Ms. Lauren Hartwell to approve Plan #17.007 LifePoint Church as presented, including the three waivers. The motion passed unanimously.*

2. Authorization to send Ordinance 2018-06 to the Planning Commission: Ms. Hardman said that this is an amendment to the subdivision /land development ordinance. She is recommending adding "AS AMENDED" to §173-37.H (1) and (3).

Ms. Hardman also recommended changing §173-13.B (3) preliminary plan, driveway profile scale and §173-15.B (3) final plan, driveway profile scale. She stated that every plan that comes through asks for a waiver from this. *Motion: Ms. Maureen Hartwell moved, seconded by Ms. Lauren Mazzatesta to authorize Ms. Hardman to send this to the Planning Commission. The motion was unanimous.*

**10. Old Business:**

A. Discussion- Townes of Hershey: Mr. Yost said that he has not heard back from them yet. He said he has called, texted and emailed in the last two weeks. We may need to take action.

B. Act 537 Resolution to submit to DEP: Mr. Rosario said that this is for Holiday Park and Houck Manor. The special study has been completed. There were a total of fifteen (15) comments; all were addressed by the Sewer Authority. The last item to do is to adopt Resolution 2018-37 and to receive authorization to submit the product back to DEP.

Mr. Megonnell asked why the Sewer Authority did not answer all of the questions that were submitted to them? Why didn't they get back to the people who submitted questions? Mr. Megonnell thought it made them look bad. Mr. Richard Enck

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asked where the responses to the HRG comments were. Mr. Rosario stated that they were considered to be Engineer to Engineer dialog and no response is required. Mr. Megonnell was adamant that DEP be made aware of the unanswered questions from the Citizens. He would like to make sure that DEP takes a good look at the questions and responses. There are some very good questions asked in the report. ***Motion: Mr. Wyatt Zimmerman moved, seconded by Mr. Sameer Khan to approve Resolution 2018-37 as presented. The motion passed unanimously.***

***Motion: Ms. Maureen Hartwell moved, seconded by Mr. Wyatt Zimmerman to approve ACT 537 to be submitted to DEP with a strong attention to the citizens' questions. The motion passed unanimously.***

**11. New Business:**

A. Motion – Consent Items : Section 607.(4): None

B. Motion – Board to consider offer from Mellott Engineering, Inc. as presented. Mr. Steinmeier asked Mr. Yost if there was a conflict of interest on this, if we allow him to do the free work? Mr. Yost replied, no – it is not a big deal and would not be a conflict. Mrs. Zimmerman said that it is no different than if a friend is asking for a Conditional Use; we have many sponsors for our events and there has never been conflict.

Mr. Rosario distributed a handout with the preliminary subdivision design. He stated that there are some serious questions needed to be thought about in this process. It is too large of a project for many people to take on, in the past there was no interest. Mr. Rosario estimated the amount of work required to restore Buck's Tavern would exceed the amount of money the Township can spend.

Some of the issues uncovered were that the existing low pressure system currently feeds Bucks Tavern and the rental house. If we created three lots, we could face complications with sewer access agreements and/or the Sewer Authority. Mr. Mellott had suggested making it two lots with the rental house remaining on the park land. Mr. Megonnell asked what the total acreage would be for the Tavern? Mr. Miller figured out the math at approximately 0.87 acres.

Mr. Rosario also said that on Manor Drive, the Tavern encroaches the right-of-way setback line. There would be issues if the road were widened or the right-of-way increased. Current utilities feed only the Tavern and rental. The Parks & Recreation plan is to do a pedestrian path with exercise stations along the way. Mr. Rosario said that this part of the project is in the budget for this year.

Mrs. Zimmerman believes it is advantageous to keep the other driveway so that we will have access. Mr. Mellott is asking for guidance in what we are expecting for the subdivision. The plan is still very early and the Parks & Recreation has not been notified yet. Mr. Rosario said that if we pursue three lots, the historic barn would be demolished. Mr. Megonnell thinks that if we do not give the Tavern more land, no one would want to buy it. He believes that the Tavern would need land for parking. Mr. Rosario stated that it is zoned Neighborhood Commercial and there are not any minimums for lot size. It was recommended to send it to the Parks & Recreation board to see how they would like to split it up. ***Motion: Mr. Megonnell moved, seconded by Mr. Wyatt Zimmerman to approve the offer from Mellott Engineering, Inc. The motion passed unanimously.***

C. Pollutant Reduction Project Scope. Presented by Ms. Erin Letavic, HRG. Ms. Letavic said that the scope of work is in front of the Board tonight for the Stormwater Project – Manor Drive/ Lakeside Avenue. She said that Mr. Rosario had met with these property owners in 2017, shortly after the first complaint about the drainage in the backyards. Ms. Letavic stated that the purpose of the scope is the design engineering and scope of the project; this may take time to get the environmental permitting. She said that there are approximately 650 feet of stream. HRG would recommend expanding the open channel with buffering. The stream would require a joint level process. Mr. Megonnell verified to do this was \$37,000? Ms. Letavic said they may take an interim step.

Mr. Steinmeier asked why there would not be piping; it was explained that this was the most cost effective way to deal with it. This is a DEP Regulation and the stream along with anything within its "flow path" would be a violation. It was asked if we could request a site visit from DEP so that they can see what we are talking about. Mr. Rosario said that if they come

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out, they will give us citations – a meet and greet appointment caused the Public Works facility to be written up for 45 violations. Mr. Miller stated that he wished to move forward in some aspect; could we do a sketch to show the homeowners so they understand the impact this will have on them. Ms. Letavic estimated the initial step would be capped at \$5,000.00 from HRG.

It was asked how DEP even knew about the violation? Mr. Rosario explained that once a resident submits a stormwater complaint, it starts a paper trail with the issue and it goes onto our log. DEP will want to know if the issue has been resolved effectively. Mr. Rosario said that the engineering cost is represented in this year's budget.

***Motion: Mr. Megonnell moved, seconded by Mr. Steinmeier to approve the Pollutant Reduction Project Scope as presented with a \$5,000 cap on engineering fees. The motion passed unanimously.***

**12. Other Business that may come before the Board**

A. Replacement of Public Works Truck #3. Mr. Rosario said that this vehicle is currently the decommissioned ambulance. The vehicle has holes that when you drive, you can see the road moving under you. The replacement is a Co-Star approved provider – Hoffman Ford. The Township would scrap the ambulance. This item will be paid for completely from the Local Service Tax (LST) and will be paid in full. Mr. Megonnell asked Mr. Rosario to check on the item on the estimate PLOW PACKAGE, as we do not need it on this vehicle. Mr. Rosario said that the full price of this vehicle is \$50,000 and the Townships price is around \$39,000. ***Motion: Mr. Wyatt Zimmerman moved, seconded by Ms. Lauren Mazzatesta to approve the replacement of Public Works Truck #3 with LST Funds. The motion passed unanimously.***

B. Trade-in of current Backhoe for new lease/purchase. Mr. Rosario said that Co-star gives a 39% discount on this item. He said the annual payment will be \$14,000/year. This would come from the Public Works line items MS4/ Construction Funds. The backhoe will have a seven (7) year lease with a total purchase price \$84,900.

Mrs. Zimmerman suggested that we should just lease everything. Mr. Rosario agreed and said that the Road Crew is mechanically inclined, but spend a lot of time fixing the current fleet. Mr. Megonnell asked if everyone was allowed to use it? Mr. Rosario replied that Dave Wollerton is the main backhoe user.

***Motion: Mr. Wyatt Zimmerman moved, seconded by Ms. Lauren Mazzatesta to approve the replacement of the backhoe with MS4/Construction Funds. The motion passed unanimously.***

C. Purchase of new Track Loader. Mr. Rosario said that the current one will become the compost attendants. It is needed to move the skids of e-cycling, but on compost days, the Road Crew cannot use it in the Township. This would be paid for out of Road Construction and PW Repairs & Maintenance. The Track Loader will have a seven (7) year lease with a purchase price \$63,003.91. This price reflects a total discount of 31%.

Mr. Megonnell agreed that the equipment is old. He knows the current bobcat was purchased used at least five (5) years ago. ***Motion: Mr. Wyatt Zimmerman moved, seconded by Ms. Lauren Mazzatesta to approve the replacement of the backhoe with MS4/Construction Funds. The motion passed unanimously.***

**13. Public Comment (Please limit comments to 3 to 5 minutes)**

Patrick Mowery, 218 South Fairville Avenue. Mr. Mowery asked about the idea of speed humps on the Avondale/ Manor area. We have given HRG to green light to move forward, the study is currently underway and we may be able to possibly install something later this summer.

Richard Enck, 7112 Hillside Avenue. Mr. Enck voiced his opinion on subdividing Bucks Tavern. He stated that we will not find a buyer for that property. Mr. Enck also asked if anyone has actually read the Special Study/ Act 537? There are conflicting statements about multiple items. He would like to see it reviewed better.

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Richard McNeal, 7363 Sleepy Hollow Road. Mr. McNeal spoke on behalf of his father, Richard McNeil – 631 Walnut Avenue. Mr. McNeal would like to thank Mr. Megonnell and the other supporting members of the Board. He understands their hard decisions and consideration for every resident.

He stated that some of the Sewer Authority responses are not complete or correct. He said that he was disappointed to hear the Board speak of the eleven (11) houses with the stormwater issue. Why are they concerned about eleven houses and not Houck Manor & Holiday Park? It was stated that the trench was the most reasonable cost; what is fair for one resident is fair for the other residents. Mr. McNeal said that they feel as though the Sewer Authority just shut everyone off. They are reluctant to share information.

Mr. Steinmeier said that George Connor had told him that there was around \$800,000 in grant money if they qualify. The program is based on income and the number of members within the household. The Board of Supervisors is applying for Gaming Grant money. Mrs. Zimmerman assured that the Board is working on helping the residents. If we receive gaming grant money, it would be applied equally to each resident's tap-in fee. Mr. Megonnell said that we are putting this request in ahead of all the Townships other grant requests.

Mr. McNeal said that everyone knows that there is a sewer problem. When they were told they were getting a gravity system, everyone was ok with that. Now it is grinder pumps; the residents feel like the Sewer Authority pulled a fast one on them. Mr. Steinmeier recommended checking in to DEP, as they also give away grant money.

Marilyn Mullen, 7206 Linglestown Road. Ms. Mullen said that the answers are incorrect. She also suggested the Township invest in new speakers as the current ones crackle too much to hear.

John Gilbert, 646 Chestnut Avenue. Mr. Gilbert stated that this was his first supervisor meeting. He did not appreciate the comment "if you do not pipe it, it's not going to fly" Mr. Gilbert stated that the stormwater issue and the sewer issue are both mandates. He stated that there are lots of things people do not like, but sometimes there isn't a choice.

Herman Dodson, 218 Tiverton Lane. Mr. Dodson stated he had missed the presentation of the garbage and understands there is a new process for waste hauling. He doesn't know what people in his development are going to do with their cans. Ms. Connors said that in her development, it was recommended for those with little trash, to band together and share the waste and recycling can with a few other people.

Daniel Rosario, Township Manager. Mr. Rosario said that he was out at the site where the project will be and there does need to be some grading done. He said that he real estate appraiser was still about two weeks out. **MOTION: Ms. Maureen Hartwell motioned, seconded by Ms. Lauren Mazzatesta to adopt Resolution 2018-38. The motion was unanimous.** Mr. Rosario also wanted to let the Board know that UGI is extending the gas service to Westford Crossing; 137 potential houses. \*\*\* The meeting was called to recess as many of the audience members left the building noisily. The meeting was called back to order at 8:58 pm. \*\*\* Mr. Rosario said that UGI will be installing both 8" main (in blue on the drawing) and 2" line (in yellow) throughout the development. West Hanover Township will be requiring a Mechanical Permit for every house that switches to gas so that proper inspections can be made. The cost will be \$75 .

#### 14. Supervisor/ PA Youth & Government Comments:

Ms. Gloria Zimmerman – thanked each student that came out tonight to celebrate Government. She appreciated their eagerness to make motions. Mrs. Zimmerman wished them all a wonderful week while they are learning at the Capitol.

Mr. Sameer Khan – PA Youth & Government Delegate – Thank you for letting us come out here to see things taking place, it has a real impact. There is so much money, so many decisions that move smoothly. He will definitely recommend students to come and see the process.

Mr. Jay Megonnell – Told the students that they blended right in with the meeting. Mr. Megonnell also wanted to announce a meeting on Wednesday night, 7 pm, at the Linglestown Firehouse. There will be a **meet the candidates' night** with the **House of Representatives**. Mr. Megonnell mentioned that the newsletter deadline is April 20<sup>th</sup> for all articles. He asked when

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the meeting would be set up for the Public Safety Round Table discussion. National Night Out (nno) is on August 7<sup>th</sup> from 6-8 pm at the Community Center. It will be a wonderful event for families and geared towards children. Mr. Megonnell asked for a Road Inspection workshop be arranged. Mr. Rosario said he would get back with a date, but that our budget for Roads this year is already allocated. Mr. Megonnell wanted to congratulate the West Hanover Township Elementary School students that sang at the opening game for the Senators Baseball.

Mr. Wyatt Zimmerman – PA Youth & Government Delegate – said that the evening was quite fun and he was able to work next his Grandmother.

Ms. Stacey Connors – Said that she has a day job with the Senate and that it is always interesting to see what another generation will bring to the table. She encouraged the students to keep doing what they were doing. Ms. Connors said the Central Dauphin Four Diamonds is having a Food Truck Spring Fling on Saturday, April 21<sup>st</sup> – starting at 11 am – at the High School Campus.

Mr. Donald Steinmeier – told the students that when they turn 18 they can be a Supervisor if they get elected. He also said that there is a **Town Hall on School Safety** on Thursday night. It will be 6 – 8 pm at the Susquehanna Township High School. Attending the event will be: Attorney General Josh Shapiro, School Board Association members, Principals Association and the PTA Association.

Mr. Kyle Miller – Thanked the students for showing an interest in government at their age. Mr. Miller thanked Mrs. Zimmerman for setting this evening up. He encouraged participation in Casino Night this Saturday from 7 – 10 pm. It is a fundraiser for the Volunteer Fire Company. The evening will be spent playing with funny money, ending with a silent raffle. Many amazing prizes are available to win. Mr. Miller has been the Fire Company President for six years and this is the biggest fundraiser event next to the Halloween Hayride.

Ms. Maureen Hartwell – Said that it was great to see tangible things that were actually occurring. When they practice for debate it is always just practice. Thank you.

Ms. Lauren Mazzatesta – This experience was so much fun and mind-opening. She said the Local Government affect people directly.

**15. Adjournment:**

*Motion: Mrs. Zimmerman moved, seconded by Ms. Maureen Hartwell to adjoin the meeting at 9:16 pm. This motion passed unanimously.*