

MINUTES  
PUBLIC WORKS COMMITTEE  
OCTOBER 2, 2007

The Penn Township Public Works Committee met in public session on Tuesday, October 2, 2007 at 7:00 PM. Present were Chairman Johnson and Commissioners Felix, Klunk, Stauffer and Heilman. Also present were Manager Garvick, Administrative Assistant Rodgers and Engineer Bortner.

ANNOUNCEMENTS: Commissioner Johnson announced that an executive session was held following the Finance meeting on October 1, 2007 for the purpose of discussing personnel issues.

CITIZEN COMMENTS: None

STONEWICKE COMMERCIAL LOT 1: The Committee received a request dated September 24, 2007 from HRG requesting that the commercial lot 1 of the Stonewicke subdivision and land development plan be developed as an extension of the Stonewicke residential subdivision. They are requesting this because they feel there is no viable access to the property from Baltimore Street. The Committee felt that if Mr. Myers wishes to have the property developed as residential it would need to be zoned residential, which requires a rezoning request.

GATEWAY HANOVER: The Committee reviewed a revised land development plan for the Gateway Hanover project. According to Township Engineer Bortner the revisions on the plan are not in accordance with what was suggested at the August 14th joint planning meeting between representatives of Hanover Borough Council and the Penn Township Board of Commissioners. Engineer Bortner stated that he was under the impression that Wilson Avenue was to be a limited access street. HRG added a right in/right out access in the Borough that was not initially presented at the meeting. Engineer Bortner stated that the Township cannot control what happens in the Borough but there are some discrepancies with what the Commissioners wanted to see and what is on the revised plan. He stated that there are some problems at the one of the intersections; in addition, the gas pumps are proposed to be located near one of the accesses. Engineer Bortner stated that PennDOT would not allow the proposed Rutter's to have their pumps close to York Street. There was some discussion about the minutes from the meeting between the Borough and the Township and it was noted that the minutes only contained references to those issues that did not have resolutions. Engineer Bortner stated that one of the entrances and one of the left hand turns should be eliminated. There is a proposed signalized intersection that may not be installed for some time. One of the proposed signalized intersections is not spaced properly.

GRANDVIEW/BLACK ROCK/BREEZE WOOD DRIVE: Engineer Bortner stated that Kinsley is coming in on Monday to start paving with a goal of having the base paving completed this year. It was noted that it is rough near Nancy Street where the steel plates are installed.

DANNER PROPERTY: The Committee received a request dated September 4, 2007 from Hanover Land Services, Inc. requesting a waiver of the curb and sidewalk requirements for the Walter J. and Mary Lois Danner Subdivision. Engineer Bortner stated that the Danner's received Zoning Hearing approval to subdivide their existing property into two lots with a home

and existing buildings on one lot. There is currently no sidewalk in this area. The Committee recommended approving a temporary waiver of the curbs and sidewalks.

SHULTZ FOODS: The Committee received a request dated September 6, 2007 from Shultz Foods requesting a waiver of the land development plan requirements to alter their existing flour unloading pull-off area along Blettner Avenue. Engineer Bortner stated he is concerned about how close to Blettner Avenue they are going to be constructing. The Committee recommended that a land development plan be submitted.

DUSMAN PROPERTY: The Committee received a request dated September 14, 2007 from Harold H. and Darthea L. Dusman requesting a waiver of the curb and sidewalk requirements for their final subdivision plan. The Dusman's received zoning hearing board approval to create two residential lots each having an existing home on it. There is curb and sidewalk close to this property. The current land development plans for the area have curb and sidewalk proposed. The Committee recommended denying this request.

KEN MARTZ: The Committee received a request dated September 12, 2007 from Kenneth Martz requesting a waiver of the curb and sidewalk requirements at 783 Blooming Grove Road. There currently are no improvements on Blooming Grove Road and no proposed improvements for the Avion Subdivision. The Committee recommended approving this request.

HAWK CREEK LABS: The Committee received a request dated September 26, 2007 from Group Hanover Inc., requesting a waiver of the land development requirements to install a parking lot where a previously approved plan shows future building expansion for Hawk Creek Labs. Hawk Creek acquired additional land from the Township during the construction of Industrial Drive that has caused them to change their plans for the parcel from what was approved. The Committee recommended that a land development plan be submitted.

OPEN HOUSE: The Committee has approved an open house at the new Public Works Facility on November 10, 2007. It was suggested that all the Public Works equipment be on display in addition to the employees being available to explain what they do along with providing demonstrations. It was suggested that light refreshments (donuts, cheese, chips, pretzels) be served. The Committee recommended having the open house from 9 AM –12 Noon. The Township's state representative and senator will be invited. It was suggested that the ambulance be available. Engineer Bortner stated that a pamphlet along with a video presentation might be provided.

CELL TOWER: Manager Garvick stated that Launch Wireless approached him about the possibility of constructing a cell tower in the area of the Community Park. The proposed tower is designed in the shape of a flagpole. Launch Wireless would be in charge of lighting, flag replacement and all maintenance. The Township would receive rent of about \$12,000 per year from the wireless company along with \$500 a month for each tenant that is on the tower. Commissioner Felix checked with the fire company and this would not interfere with their signal. The Committee felt that the pole could be located in the new portion of the park. The initial contract would be five years and the supplemental contracts would be for three years. Commissioner Heilman was concerned that a provision be made for removing the pole in case the company goes out of business. Engineer Bortner stated that they might want to check with West Manheim about the proposed tower.

VANDELISM: Manager Garvick reported that there has been vandalism at the neighborhood park located along Timber Lane and Arbor Lane. He provided pictures to the Committee that showed the most recent graffiti scribbled on the playground equipment. There was some discussion about contacting the police chief and sending letters to the adjoining property owners to monitor the situation.

RESEALING CREATIVE PLAYGROUND: Administrative Assistant Rodgers reported that she had no responses to requests for proposals for the sealing of the creative playground at the Community Park. Additional requests will be sent to contractors outside of Hanover.

PAVILION RENTAL FEE: The Committee discussed increasing the rental fees from \$25 to \$50 for the small pavilions and \$75 for the larger one at the Community Park.

The meeting adjourned at 8:00 PM.

Respectfully Submitted

Jeffrey R. Garvick, Manager