

MINUTES
PUBLIC WORKS COMMITTEE
DECEMBER 6, 2016

The Penn Township Public Works Committee convened on Tuesday, December 6, 2016 at 7:00 P.M. Present were Chairman Klunk and Commissioners Brown, Felix, Heilman, and Van de Castle. Also present were Township Manager Rodgers, Township Engineer Bortner, WWTP Superintendent Mahone, Highway Foreman Mahan, Zoning Officer Swanner, Assistant to the Engineer Garrett, and Township Secretary Hallett. The following items were discussed:

ANNOUNCEMENTS: Commissioner Klunk announced an executive session to discuss personnel was held following the Finance Committee meeting on December 5, 2016. An executive session to discuss personnel will be held this evening following the Health & Sanitation Committee meeting.

APPROVAL OF THE MINUTES: The minutes of the November 1, 2016 Public Works Committee meeting were approved as submitted.

CITIZEN'S COMMENTS: None.

WELLSPAN: Township Engineer Bortner said an email from Solicitor Tilley came in today. Solicitor Tilley had a meeting with Wellspan's legal counsel and has two questions for the Township. Engineer Bortner read the first question from the email. "Wellspan wants to begin excavation and earth moving activities in March, to construct the stormwater ponds and begin underground installation and trenching. They will not do any above ground improvements. Wellspan is concerned that they will not have the Highway Occupancy Permit by that time, which will prevent them from obtaining the Subdivision and Land Development Approval. They want to begin the earth moving and excavation after they get the NPDES permit and prior to the approval of the Subdivision and Land Development Plan if they do not have the HOP by March."

Commissioner Klunk said they requested a waiver of preliminary plan and it was granted. Had they gotten preliminary plan approval they would have been able to move ground without issue. Engineer Bortner said they could change back to a preliminary plan submission and rescind the waiver and they'd be back where they should have started in the first place. Manager Rodgers pointed out that they will need to pay an additional filing fee if they go with a preliminary plan. Zoning Officer Swanner said they would need to submit a new cover sheet noting the plan as a preliminary rather than final. After discussion the Committee recommended offering Wellspan the option of rescinding the waiver and submitting a preliminary plan.

Engineer Bortner read the second question from Solicitor Tilley's email, "Wellspan wants to know exactly what road improvements it is being asked to construct. It assumes that it will do the paving and striping on Baltimore Street along its road frontage, and that it will install Meadow Lane to the existing neighborhood. But they want something in writing that specifies the improvements that the Township is asking the developer to install."

Engineer Bortner said Meadow Lane is owned partially by the Township and partially by J.A. Myers. The Wellspan plan does not show what they are doing on

Meadow Lane. Commissioner Klunk said Wellspan verbally agreed to work with Myers and they were supposed to complete the road so the rear entrance will be usable when they open. He believes Bob Heidelbaugh committed to this at a Planning Commission meeting. The Committee agreed that the improvements to Meadow Lane need to be shown on the plan.

Engineer Bortner said two months ago the Township said we would do the striping from Squire Way to Clover Lane and Wellspan will do from Squire Way to Grandview Road. Wellspan was told at a Planning Commission meeting they need to take care of the road from Clover Lane to Grandview Road. The following day Wellspan submitted their plans to Penn DOT showing they will go from Willow Court to Grandview Road. Penn DOT told them to go to Squire Way. After discussion the Committee agreed that Wellspan needs to pave from Clover Lane to the turn lane at Grandview Road.

Engineer Bortner said Wellspan was asked about allowing the Township to acquire land at Willow Court to create a better cul-de-sac. There was supposed to be discussion on that but it hasn't taken place yet.

IMPROVEMENT BONDS: Engineer Bortner reported that the Brookside Heights Phase 1 bond can be reduced from \$158,964.30 to \$129,264.30. The Brookside Heights Phase 2 bond can be reduced from \$90,271.53 to \$88,511.53. The High Pointe North bond can be reduced from \$459,305.17 to \$318,243.04. He said D&R Bean contacted him today requesting a bond reduction. He said Building Code Officer Boyd can do an inspection tomorrow and the bond be reduced if the Committee agrees. The Committee recommended approval of the three bond reductions and a possible fourth for D&R Bean if the inspection goes well.

Engineer Bortner reported that the Meadow Spring LLC Bond can be set at \$146,424.30. The bond needs to be collected as part of final plan approval. The Committee recommended approving the bond amount.

MEADOW SPRINGS LLC WAIVER REQUEST: The Committee received a letter from Hanover Land Services dated November 15, 2016 for a waiver of preliminary plan requirements for the Meadow Springs subdivision and land development plan. Commissioner Van de Castle asked if the width of the road will change. Commissioner Klunk said the width was agreed on years ago and it will remain the same. The Committee recommended approval of the waiver.

HANOVER STORAGE WAIVER REQUEST: The Committee received a letter from Barley Snyder Attorneys at Law dated November 22, 2016 for a waiver of the sewer requirements for the Hanover Storage land development plan. Paul Minnich, Barley Snyder Attorneys at Law, represented this request. He said the issue here is that these self-storage units do not include any offices, restrooms, or amenities so there is no need for sewer. He said they cited the incorrect Section in their request and verbally amended to Section 510 and 511 at the December 1, 2016 Planning Commission meeting. At the same Planning Commission meeting Mr. Minnich included two conditions in the waiver request; the property will not be used for any mobilization by Burkentine & Sons Builders and the waiver will be void if any amenities requiring sewer are added to the property. Commissioner Van de Castle asked if there will be a fourth building. Scott Barnhart, Burkentine & Sons Builders, said there will be three buildings

total. Commissioner Van de Castle asked if there will be storage for boats and RV's and there will. Commissioner Felix asked if there will be any employees. Mr. Barnhart said there will be no employees on-site. Access will be granted through a keycard system and rental paperwork will be done at the Burkentine & Sons office on Grandview Road. Eventually they hope to construct another office next to the one they have now and a portion of the office may be dedicated to rentals. WWTP Superintendent asked if there will be any water going to the property. Mr. Barnhart said the water will be shut off at the property line. The Committee recommended approving the waiver request.

EXTENSION REQUESTS: Zoning Officer Swanner reported that Hanover Storage is requesting an extension to complete site design and get outside agency approvals.

RECREATION: Manager Rodgers reported the first meeting of the Master Plan Committee will be on January 11, 2017 at 7:00 P.M. There are only eight on the Committee at this time. Commissioner Heilman asked to be sent a list of the Committee members.

The work on the Community Park is almost complete and the park should be opened this weekend or next.

STREET LIGHTS: Engineer Bortner reported that he ran some numbers on the street lights. He was contacted by DEP and informed that MetEd has requested a rate adjustment from the Public Utilities Commission and it would make the LED lights cost the same as high pressure sodium. It would take about four and half years to see any return on an investment in LED lights. Engineer Bortner suggested keeping the Township's high pressure sodium lights as they are until the contract is up in 2021 and the Committee agreed.

If the Township were to install all the lights currently in the street lighting plan the monthly bill would increase by \$2,000. Manager Rodgers asked if MetEd has installed any of the lights we requested and they have not yet.

CITIZEN SERVE: Manager Rodgers reported that there was a small problem with Citizen Serve that caused six permits to be issued with possible fees missing. It only affected impervious area and should not come to more than \$1,000. When the permits were entered the fees were correct but a programming change was implemented and it caused the fees to change prior to the permits being issued.

The meeting was adjourned at 7:43 P.M.

Respectfully submitted,

Angela M. Hallett
Township Secretary