

**South Londonderry Township
Board of Supervisors – Meeting Minutes
Palmyra, PA**

September 13, 2022

Opening Ceremonies and Introduction- The meeting was called to order at 7:00PM by Chairwoman Bucks followed by the Pledge of Allegiance.

The following members were present:

Faith Bucks – Chairwoman
Jack Custer – Vice Chairman
William Bova – Member

The following staff members were present:

John Eberly – Township Manager
Bill Reigle – Chief of Police
Frank Chlebnikow – Engineer
Patrick Armstrong – Solicitor
Richie Deibert – Asst. Manager

Public Attendees per sign in sheet:

Emily Bixler, Pat Krebs, Sarah Misner, Aaron Marines, Anthony and Jamie Berryhill, Dan Darkes, Scott Campbell, Don Lechleitner, Todd Lechleitner, Dawn Blauch, Nate Stroik, Stefanie Fogg, Jake Keiter, Martin Matarazzi, Greg Smith, Randy McKillor, Mark Houser, Craig Smith, and Chad Weaver.

Emily Bixler recorded the meeting for her personal purposes.

Public Comment:

Pat Krebs commented about the walkability throughout the township in conjunction with the Crosswalk Study.

Approval of the Minutes:

A motion was made by Custer, seconded by Bova to approve the August 9, 2022 Board of Supervisors – Meeting Minutes. Motion carried.

A motion was made by Custer, seconded by Bova to approve the August 24, 2022 Board of Supervisors – Workshop Minutes. Bucks abstained due to not being at the meeting. Motion carried.

A motion was made by Custer, seconded by Bova to approve the Bill and Payroll Lists from 17 & 18-2022. Motion carried.

Reports:

Manager's Report- Eberly thanked the SLT Highway Department for their efforts for recent road repairs on Chestnut Hill, Hinkle and Bell Roads. in making the NNO event successful. Preconstruction meetings were held for the Mt. Gretna Above Ground Sewer Line replacement but due to supply chain issues, the start of this project has been delayed but still expected to be completed this fall. A preconstruction meeting is scheduled later this week with Kinsley Construction for the crosswalk project initiatives. A review of the monthly Right To Know requests was provided.

Zoning Report- Chlebnikow reminded the Board a Zoning Hearing Board meeting is scheduled for September 22, 2022 for the request for a short term rental (Air BnB) at 2950 Horseshoe Pike.

Solicitor's Report – Armstrong requested a brief Executive Session after the Board Meeting adjourns to briefly discuss a personnel and legal matter.

Other Reports-

Monthly reports were provided for the Police Department, Sewer Authority, Palmyra Library, Historical Commission, Palmyra Parks and Recreational Program, First Aid & Safety Patrol, Campbelltown and the Lawn Fire Companies.

Public Hearing:

Solicitor Armstrong provided background relating to the proposed zoning/text amendment for the Northside Crossing property. Discussion was held with Aaron Marines and Craig Smith, both representing the Brownstone Realty, regarding the plans for this site.

Public comments were made in opposition to this proposal from Dan Darkes and Mark Houser.

A motion was made by Bova seconded by Bucks to approve proposed Ordinance #222. Custer opposed the motion. Motion carried

Engineer Chlebnikow provided a brief overview of the proposed updated Stormwater Ordinance #223 as is required by DEP mandates and was drafted in cooperation with Lebanon County.

A motion was made Custer, seconded by Bova to approve the proposed Ordinance #223. Motion carried.

Old Business:

The Board acknowledged that In The Net satisfied the conditions of the revised Stormwater Plan. A motion was made by Custer, seconded by Bova to extend the completion of the outstanding stormwater plan construction until January 1, 2023. Motion carried.

A motion was made by Custer, seconded by Bova to authorize the reduction of Financial Security to \$3,104.00 for the Soldier Field site work per the Rettew August 16, 2022 review letter. Motion carried.

New Business:

A motion was made by Custer, seconded by Bova to approve the SALDO waiver to Derry Township for the proposed Hershey Hills Preserve and Estates conditions:

- All improvements to lot areas that are located in South Londonderry Township will be reviewed and approved by South Londonderry Township.
- All septic systems that are located in South Londonderry Township shall be approved by Lebanon County Planning Department.

Motion carried.

A motion was made by Custer, seconded by Bova to approve the resignation by Donald Plourde from the Municipal Authority Board. Motion carried. Letters of interest for this vacancy will be accepted by the Township Manager through September 30, 2022.

Windemere – Phase II – Street Dedication

Financial Security:

A motion was made by Custer, seconded by Bova to reduce the financial security to \$56,954.99 for Windemere Phase II per Rettew's Review Letter #1 dated June 15, 2022. Motion carried.

Road Dedication:

A motion was made by Custer, seconded by Bova to authorize the Solicitor to develop the necessary road dedication resolution, coordinate the maintenance bond of \$34,932.68, and secure the clean title conditional to Rettew's Review Letter #1 dated June 15, 2022 with Millfield Construction for official road dedication/acceptance at a future Board meeting. Motion carried.

Glendon Drive (Lyndel Subdivision) – Street Dedication

Financial Security:

A motion was made by Custer, seconded by Bova to reduce the financial security to \$60,506.20 for Glendon Drive (Lyndel Subdivision) per Rettew's Review Letter #2 dated August 26, 2022. Motion carried.

Road Dedication:

A motion was made by Custer, seconded by Bova to authorize the Solicitor to develop the necessary road dedication resolution, coordinate the maintenance bond of \$56,607.30, and secure the clean title conditional to Rettew's Review Letter #2 dated August 26, 2022 with S. Gerald Musser (owner) for official road dedication/acceptance at a future Board meeting. The requested alternative location for a tree planting was denied for lot 6. Motion carried.

A motion was made by Custer, seconded by Bova to approve the low bid of \$8,289.83 from D.E. Gemmill for road line painting. Motion carried.

A motion was made by Custer, seconded by Bova to approve the Township to advertise the sale of the Highway Truck on Municibid with a starting bid reserve of \$20,000.00. Motion carried.

A motion was made by Custer, seconded by Bova to approve the 2023 Police Pension Plan MMO in the amount of \$165,534.00. Motion carried.

A motion was made by Custer, seconded by Bova to approve the 2023 Non-Uniform Pension Plan MMO in the amount of \$104,132.00. Motion carried.

A motion was made by Custer, seconded by Bova to approve the 2023 Non-Uniform Defined Contribution Pension Plan MMO in the amount of \$24,347.00. Motion carried.

A motion was made by Custer, seconded by Bova to approve the PennDOT District 8 Bridge Inspection Plan. Motion carried.

A motion was made by Custer, seconded by Bova to approve the Iron Valley United Soccer Club agreement for the Campbelltown Park through December 31, 2025. Motion carried.

A motion was made by Bova, seconded by Custer to approve the Garcia, Garman & Shea, PC Audit Renewal Contract for the \$10,200.00. Motion carried.

A motion was made by Bucks, seconded by Custer to approve the Executive Image contract conditional to adding an amendment for a termination clause and deletion of the automatic 3 year renewal line. Bova opposed this motion. Motion carried.

A motion was made by Custer seconded by Bova to approve the proposed 2023 Meeting Schedule. Motion carried.

Chief Reigle noted the Trick or Treat Date is scheduled throughout Lebanon County as Thursday, October 27, 2022 from 6:00-8:00PM with the Rain Date being Monday, October 31, 2022 from 6:00-8:00PM.

Good and Welfare: Mark Houser commented about developers requesting zoning changes in the Township. Custer responded that formal processes and procedures are in place for these considerations.

Adjournment – There being no more business to discuss, a motion by Custer, second by Bova to adjourn the meeting at 8:20 PM. Motion carried.

John Eberly, Manager/Secretary