

EAST PENNSBORO TOWNSHIP  
BOARD OF COMMISSIONERS  
APRIL 5, 2017

Regular Meeting

7:00 p.m.

A Regular Meeting of the East Pennsboro Township Board of Commissioners was held on Wednesday, April 5, 2017, at 7:00 p.m. at the Community and Municipal Center, 98 S. Enola Drive, Enola, Pennsylvania.

Those present were: Commissioners – John Kuntzelman, President; Paul Hartman, Vice President; George Tyson, Kristy Magaro, and Charles Gelb; John Pietropaoli, Township Manager; Lisa M. Coyne, Esquire, Township Solicitor; John B. Owen, Codes Enforcement Officer; Jared Hockenberry, Township Engineer; Dearan Quigley, Housing & Community Development; Cherie Matter, Recreation Director; Lieutenant Mark Green, Police Department; and Erik Owen, Fire Marshal.

I. CALL TO ORDER

President Kuntzelman called the meeting to order at 7:00. A Moment of silent meditation was observed, followed by the Pledge of Allegiance to the Flag.

II. APPROVAL OF MINUTES

MOTION approving the minutes of the Regular Meeting of March 1, 2017, as corrected, was made by Mr. Hartman, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

III. APPROVAL OF REPORTS

MOTION approving the following itemized reports:

1. Police Report - February 2017
2. Building Permit Report - February and March 2017

was made by Ms. Magaro, seconded by Mr. Hartman, and was carried by a unanimous aye vote.

IV. PRESENTATION

Mr. John Owen presented Mr. Jamie Strong from McNeese, Wallace & Nurick to represent the sketch plan of Senate Plaza redevelopment by J.C. Bar Associates. Mr. Strong noted they are in the very early stages of the project with just a sketch plan to update the board. Mr. Joe Eisenhower with J.C. Bar explained this is a 16-acre tract, with six proposed pad sites with a connector road in the middle of them. The area at the corner of Poplar and Erford Roads will be

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a Sheetz store. There is some retail space in the middle, one of the retailers anticipated to be a Starbucks with a drive-through, a proposed hotel, a fast food restaurant, and a fast casual restaurant, something like an I-Hop. In the hotel they anticipate a national chain restaurant as well. In addition to those sites, they are proposing an apartment building on the piece of property that is at the opposite side of House Avenue. They plan to regrade Senate Avenue to bring it up to provide a nicer flow throughout the development. That will allow them to take some excess material and put it on the lower side and put the stormwater basin at the lower end near the bypass. Their final plan and land development design will include design for stormwater for the whole site.

The current sketch plan shows the apartment building, the two retail spaces, an infrastructure road and another access road coming off of Erford Road. But the Sheetz, the hotel and restaurant, are shown as pad sites at this point in time. When the retailers sign leases they will come back in and do their own land development plan, but they wanted to plan for it ahead of time.

Mr. Pietropaoli noted Erford Road is a State road. Mr. Strong explained they are proposing a driveway out onto Poplar Church Road. There is one there today that they will be moving down a little bit to make room for the Sheetz. There is also a driveway out onto Erford Road currently, which they will be moving closer to Poplar Church Road. The driveway onto Erford Road will require a Highway Occupancy Permit, which they are in the process now of sketching and meeting with PennDOT to discuss the traffic study.

Mr. Eisenhower noted the stores will be rented. The apartments will also be rented, but he is not sure if eventually they will be sold as condos. The proposal is a five-story building with 35 to 40 units in the building, larger space with more high-end fixtures. They intend to have 35 to 40 underground parking spaces. The ordinance requires 2 spaces per unit, and they will provide 114, including the 35 to 40 in the garage, which equates to roughly 2 1/2 spaces per unit.

## V. BUSINESS FROM THE FLOOR

Mr. Douglas Bond, 19 College Hill Road, addressed the board regarding his street cleaning of College Hill Road. Lately he has been finding hypodermic needles on the street, six in the last three months, and noted a lot of high school students will start running on that street for track, so he would like to have the street cleaned. President Kuntzelman asked staff to schedule street cleaning along College Hill Road, and noted there is an upcoming meeting with Central Penn College and they will warn them about the problem for those students who walk or run along College Hill Road.

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Mr. Bond also noted the bank behind K-Mart and the back of store area behind his property is unkempt. He has asked K-Mart for help cleaning it up. He climbs the bank regularly to clean up the trash, but he has knee problems sometimes and is not always able to take care of it. President Kuntzelman asked staff to contact K-Mart to facilitate getting the area cleaned up.

Mr. Bond further asked the board what will happen with the material when Imagination Station is torn down, because people paid to raise funds for the project. President Kuntzelman noted if the pickets which were bought by community members as a fundraiser are not used in the new design, those who bought pickets will be able to pick them up. Ms. Matter stated they are working on having a special event, especially since a time capsule was buried when Imagination Station was built, and at the special event people will be able to pick up their picket, if they are not used to build a wall or monument, or reused somewhere else at the park. Their only concern is that some pickets are missing.

Mr. Frank Ryder, 228 Glenn Road, addressed the board regarding the demolition and redevelopment plan at Senate Plaza. He noted during tonight's presentation they mentioned there has been no traffic study as of yet. That will be a concern for the residents in that area because Erford Road is the only way out for the developments in West Creek Hills. He asked the board to keep the residents attuned to the timing of the traffic study. He noted with the turning lane some turns will have to cross two lanes to get into the Senate Plaza area. He further noted a Sheetz with a gas station adds to other traffic concerns.

Mr. Owen stated a traffic study will be part of the study with PennDOT in their scoping meeting. Erford Road to Poplar Church Road is a State road, so they will work with PennDOT reviewing their traffic information. Mr. Tyson noted he asked the same questions of the developer. The developer understands the issues, and the traffic engineering company was there, so they know that the township is monitoring the situation.

Mr. Ryder thanked the Board of Commissioners as well as staff for being very responsive and very helpful and informative.

Mr. Tyson noted the Erford Road bridge is going to be expanded with an additional lane, which was requested by PennDOT when they put on the new bridge deck. As these developments start, he wants to make sure the township does not see an adverse traffic impact like 15 or 20 years ago when there were more vehicles there at peak hours than there is today.

Mr. Dale Crossland, 627 Mountain Street, complimented the board and staff on the wonderful job they have been doing with recovering delinquent sewer bills. He noted next Wednesday, April 12, at 6:30 p.m., there will be a ham bingo at the former West Fairview firehouse, and April 22 in Summerdale Village, Northeast Fire and Rescue will have an all-you-can-eat breakfast buffet and chicken barbecue until sold out, as well as a town-wide yard sale.

#### IV. PRESENTATIONS CONTINUED

Ms. Cherie Matter, Recreation Director, reviewed the proposed renovation of Imagination Station with the board and public. She noted the colors of yellow and blue on the sketch plan were selected by children in the township as part of an outreach to the schools, and they tried to leave the lime greens in the sketch plan.

President Kuntzelman informed the public that the reason they have to do a replacement of Imagination Station is that the shelf life of the wood has expired. It has been 20 years. Ms. Matter noted the township had a playground audit done which gave ideas of what was wrong and what does not meet standards today. The problem areas could be fixed for \$150,000, which might get them another two or three years before being replaced, or to build a new one for about \$200,000 to \$250,000. When presented to the Recreation Board and Friends of the Park, both boards thought because the wood and the chemicals used in the wood are not approved materials these days, it should be torn down and replaced. New materials will get 30 more years out of the park, versus patching it and getting 2 to 3 more years until replacement is necessary.

The Recreation Board recommended to the Board of Commissioners to demo and rebuild the site. They are trying to fundraise and write grants to pay for as much of the project as possible. They want it to still be a focal point in the community as Imagination Station has been for 20 years. The DCNR grant is due April 12. She asked the board to consider approving the expenditure of \$109,468.75 from the general obligation bonds to be put towards the project.

Mr. Pietropaoli noted they are including everything in the grant application from demolition of existing to layout of the new playground. The \$411,000 figure for the total funding represents the entire process. The first DCNR grant is a 50-percent match grant. The second set of grants would be a DCED grant the township can look into, and some county grants, but they need a commitment from the board to say the township is willing to put up one-fourth of the project if they get the other grants. He noted there will also be public donations to help defray the costs.

Ms. Matter noted if the township is able to submit a grant application with secured funds, it will give the township 15 additional scoring points, which will enable this project to move above others.

Mr. Pietropaoli noted this grant will not be awarded until November of this year. If the township does not get the grant, they will look at the next scenario, which is basically demolishing a portion of the play area. Staff does not feel comfortable with the safety of it after another winter. The worst sections have been taken down every year for the past five or six years. Projects listed under the General Obligation Bond of 2009 included renovations of the township building and Adams-Ricci Park. Using bond proceeds would save General Fund money.

Mr. Gelb noted the point of the Friends of Parks group is to be able to assist the township specifically in areas such as playground equipment. Mr. Tyson stated it would be helpful going forward to have an accounting of what dollars from the bond were used for which projects. He noted there are areas within the township building that are in dire need of attention, and the board met with a consultant who gave an idea of what it will take to remedy those fixes.

Ms. Magaro noted that over the last 12 years all the tot lots in East Pennsboro Township were updated to bring them up to State code, so no more expenditures are expected for those tot lots.

## VI. ITEMS FOR DISCUSSION AND APPROVAL

MOTION authorizing payment of invoices and payroll pending review and signatures of Commissioners, was made by Mr. Hartman, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

MOTION to approve the 90-day extension request from K & W Engineers, letter dated March 17, 2017, for the 200 First Street Associates for the preliminary/final land development plan until July 4, 2017, was made by Mr. Tyson, seconded by Mr. Hartman, and was carried by a unanimous aye vote.

MOTION to approve the 90-day extension request from Alpha Engineering, letter dated March 27, 2017, for 199 Associates preliminary/final land development plan until July 31, 2017, was made by Mr. Tyson, seconded by Mr. Hartman, and was carried by a unanimous aye vote.

MOTION to approve the 90-day extension request from Advantage Engineering Services LLC, dated March 13, 2017, for the 132 Carol Lane final

subdivision plan until July 4, 2017, was made by Mr. Tyson, seconded by Mr. Hartman, and was carried by a unanimous aye vote.

MOTION to approve the 60-day extension request from Melham Associates PC, email dated March 7, 2017, for the 167 N. Enola Road final land development plan until June 4, 2017, was made by Mr. Tyson, seconded by Mr. Hartman, and was carried by a unanimous aye vote.

MOTION to approve a three-year contract with Everbridge Nixle for their emergency notification system in the amount of \$5,500.00 annually, with a \$500 startup fee, was made by Mr. Gelb, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

Mr. Tyson noted he was able to sit in on a demonstration of Everbridge Nixle and it not only provides flexibility, but the program the township has now costs money over and above what the township pays annually for the service. This is a flat rate fee regardless of how often it is used and it will allow the township to target specific regions, areas, and neighborhoods.

MOTION to approve the handicapped parking space request for Ms. Natlee Linn at 12 E. Manor Avenue, as recommended by Chief Bashore, was made by Ms. Magaro, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

Mr. Pietropaoli noted the Fire Administrator/Chief was acting until he passed his exams, which happened in March. The Fire Administrator/Chief is one of the positions that the board appoints, so he will need an employment agreement, which is being worked on.

MOTION to approve the appointment of Erik G. Owens to the position of Fire Administrator/Chief, was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to accept the notification of retirement from Jackie Weltmer effective July 7, 2017, with regret, was made by Mr. Hartman, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

President Kuntzelman noted Jackie is an asset and will be missed.

MOTION to approve payment to Coyne and Coyne, Township Solicitor, for professional services rendered during the period of February 25, 2017 through March 27, 2017, in the amount of \$1,451.25, was made by Mr. Hartman, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

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MOTION to approve Resolution no. 2017-03 authorizing the undertaking of the rehabilitation of Imagination Station at Adams-Ricci Community Park and to authorize the execution of the grant agreement with the Department of Conservation and Natural Resources, was made by Ms. Magaro, seconded by Mr. Hartman, and was carried by a majority of aye votes, with Mr. Gelb abstaining.

Mr. Gelb noted for the record he abstained because he serves as President of Friends of Parks.

Mr. Pietropaoli discussed that the Police Department is looking for donations from companies who have offered to purchase AEDs for police vehicles. They are working on acquiring a second one for a second police vehicle. They would like to eventually have one in every patrol vehicle. Mr. Erik Owen stated the AEDs are certified annually, and the life of a good one is five or six years, depending on the battery. Lieutenant Green noted all of their officers have had AED training within the last two months.

MOTION to approve payment to Physio Control, Inc., for the purchase of one LIFEPAK AED in the amount not to exceed \$2,610.01 for use in the new police sergeant vehicle, was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

Lieutenant Green informed the board they just had an active shooter exercise at Holy Spirit Hospital, which was required as part of their trauma center accreditation.

Mr. Pietropaoli noted the flag at Adams-Ricci Park should be reinstalled with new lighting very soon.

Mr. Pietropaoli asked the board for an Executive Session after the public meeting for personnel matters.

Ms. Magaro noted the historical society spring dinner meeting is Tuesday, April 18.

MOTION to adjourn the meeting at 7:56 p.m. was made by Mr. Hartman, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

(Whereupon, an Executive Session for personnel matters was held immediately after adjournment.)