

EAST PENNSBORO TOWNSHIP
BOARD OF COMMISSIONERS
JANUARY 2, 2018

Regular Meeting

7:00 p.m.

A Regular Meeting of the East Pennsboro Township Board of Commissioners was held on Tuesday, January 2, 2018, at 7:00 p.m. at the Community and Municipal Center, 98 S. Enola Drive, Enola, Pennsylvania.

Those present were: Commissioners – John Kuntzelman, George Tyson, Charley Gelb and Raymond “Skip” Magaro; John Pietropaoli, Township Manager; Henry F. Coyne, Esquire, Township Solicitor; John B. Owen, Codes Enforcement Officer; Jared Hockenberry, Township Engineer; Dearan Quigley, Director, Housing & Community Development; Chief Bashore, Police Department; and Erik Owen, Fire Marshal.

Magisterial District Justice Sanderson swore in newly elected Tax Collector Debbie Lupold and Commissioners Charley Gelb and Raymond "Skip" Magaro prior to the meeting being called to order.

I. CALL TO ORDER

The meeting was called to at 7:00 p.m. A moment of silent meditation was observed, followed by the Pledge of Allegiance to the Flag.

II. WELCOME TO NEWLY ELECTED COMMISSIONERS

Commissioner Kuntzelman welcomed newly elected Commissioner Raymond "Skip" Magaro, and welcomed back Commissioner Gelb.

III. ELECTION OF OFFICERS

Mr. Pietropaoli called a quorum roll, noting the attendance of Commissioners John Kuntzelman, Charley Gelb, George Tyson, and Skip Magaro, and the absence of Commissioner Kristy Magaro.

Mr. Pietropaoli opened nominations for the office of President. Mr. Tyson nominated John Kuntzelman. Mr. Skip Magaro nominated George Tyson. Nominations were closed.

A roll-call vote was taken for the nomination of John Kuntzelman for President, with Mr. Gelb and Mr. Tyson voting in the affirmative, Mr. Magaro voting in the negative, and Mr. Kuntzelman abstaining.

A roll-call vote was taken for the nomination of George Tyson for President, with Mr. Tyson and Mr. Kuntzelman abstaining, Mr. Gelb voting in the negative, and Mr. Skip Magaro voting in the affirmative.

Mr. Coyne stated neither candidate was elected, not having received the required three affirmative votes. He noted the board could re-open the nomination for office of President until it reaches a majority, since no business could be conducted without a President having been elected by majority vote.

Mr. Pietropaoli opened nominations for the office of Vice President. Mr. Gelb nominated Charley Gelb. Mr. Tyson nominated George Tyson. Nominations were closed.

A roll-call vote was taken for the nomination of Charley Gelb for Vice President, with Mr. Kuntzelman abstaining, and Mr. Tyson, Mr. Gelb, and Mr. Skip Magaro voting in affirmative.

Mr. Coyne noted that is a winning vote of three for Mr. Gelb. Mr. Tyson asked to reconsider the vote, as he thought the vote was for George Tyson.

The vote was reconsidered and the question was put before the board of the nomination of Charley Gelb for Vice President. A roll-call vote was taken for the nomination of Charley Gelb for Vice President, with Mr. Kuntzelman abstaining, Mr. Tyson voting in the negative, and Mr. Gelb and Mr. Skip Magaro voting in the affirmative.

A roll-call vote was taken for the nomination of George Tyson for Vice President, with Mr. Kuntzelman abstaining, Mr. Gelb voting in the negative, and Mr. Tyson and Mr. Skip Magaro voting in the affirmative.

Mr. Coyne noted the board cannot proceed without the constitutionally elected officers for both office of President and Vice President.

Mr. Pietropaoli re-opened nominations for the office of President. Mr. Tyson nominated John Kuntzelman. Mr. Skip Magaro nominated George Tyson. Nominations were closed.

A roll-call vote was taken for the nomination of John Kuntzelman for President, with Mr. Kuntzelman Mr. Tyson, and Mr. Gelb voting in the affirmative, and Mr. Skip Magaro voting in the negative.

The required majority vote having been achieved, Mr. Pietropaoli announced Mr. Kuntzelman was elected President.

Mr. Pietropaoli re-opened nominations for the office of Vice President. Mr. Gelb nominated Charley Gelb. Mr. Skip Magaro nominated George Tyson. Nominations were closed.

A roll-call vote was taken for the nomination of Charley Gelb for Vice President, with Mr. Kuntzelman and Mr. Gelb voting in the affirmative, and Mr. Tyson and Mr. Skip Magaro voting in the negative.

A roll-call vote was taken for the nomination of George Tyson for Vice President, with Mr. Kuntzelman, Mr. Tyson, and Mr. Skip Magaro voting in the affirmative, and Mr. Gelb voting in the negative.

The required majority vote having been achieved, Mr. Pietropaoli announced Mr. Tyson as elected Vice President.

Whereupon, President Kuntzelman assumed the Chair.

IV. BUSINESS FROM THE FLOOR

There was no business from the floor.

V. APPROVAL OF MINUTES

MOTION approving the minutes of the following itemized meetings:

1. Regular Meeting - December 6, 2017
2. Special Meeting - December 20, 2017

was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

VI. APPROVAL OF REPORT

MOTION approving the Police Department Report for November 2017, was made by Mr. Tyson seconded by Mr. Gelb, and was carried by a unanimous aye vote.

VII. ITEMS FOR DISCUSSION AND APPROVAL

MOTION establishing the first Wednesday of each month as the regular monthly meetings of the Board of Commissioners, and the third Wednesday of each month as the workshop of the Board of Commissioners, both commencing at 7:00 p.m., except during the months of June, July, and August, when the monthly meeting and workshop will be held the first Wednesday of the month, workshops begin at 7:00 p.m. and the regular meetings starting at 7:30 p.m., was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to appoint John Pietropaoli as Township Manager/Secretary for the Board of Commissioners was made by Mr. Gelb, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

MOTION to appoint John Owen as assistant Township Manager/Assistant Secretary for the Board of Commissioners was made by Mr. Gelb, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

MOTION to appoint Jared Hockenberry as Township Engineer was made by Mr. Gelb, seconded by Mr. Skip Magaro, and was carried by a unanimous aye vote.

MOTION to appoint Erik Owen as Fire Chief was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to appoint Lisa M. Coyne of Coyne and Coyne as Solicitor for the Board of Commissioners was made by Mr. Skip Magaro, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to appoint Pillar & Aught as Labor Relations Counsel for the Board of Commissioners was made by Mr. Skip Magaro, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to appoint Rhoads & Sinon as Bond Counsel for the Board of Commissioners was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to appoint GHD Engineering Services as the Wastewater Treatment Facilities Engineers for the Board of Commissioners was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to appoint Grove Miller Engineering, Inc., as Traffic Engineer Consultant for the Board of Commissioners was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to appoint Boyer & Ritter, CPA, for the Board of Commissioners was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

Mr. Gelb questioned if there was any other interest, noting he is not unhappy with the services of Boyer & Ritter. Mr. Pietropaoli noted in previous years there was other interest, but this year with an audit for the police pension, no one else requested to provide service. In the fall he will look again to see who is interested and review fees.

MOTION to appoint Ann-Marie Sweeney as the Recording Secretary to the Board of Commissioners, Zoning Hearing Board, Hometown Security Council, Intergovernmental Committee, West Shore Area Authority, and East Penn Industrial Development Authority was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to appoint Debra Wallet as Solicitor to the Board of Health was made by Mr. Tyson, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

The Board considered the Final Land Development Plan for Proposed Camp Hill Sheetz.

Mr. Terry Delot presented the plan of Pad Site No. 1 of the overall Camp Hill Commons development at the corner of Poplar Church Road and Erford Road, located at the north end of the intersection of the proposed drive A coming off Poplar Church and drive B off Erford Road.

The site will be accessed by two full movement driveways, drive A and drive B. There will be a 6,050 square foot building located along the Poplar Church side of the street, with seating inside and outside of the building, as well as a drive-through lane and stacking for the drive-through along the building and also at the order board along Erford Road. The site has 65 parking spaces, with 11 total for stacking, 6 along the driveway and 5 at the order board. Adjacent to the drive-through lane is a bypass lane for those who do not want to go through the drive-through. There is also a no park zone designated for loading. There will be a gas canopy with six dual-sided pumps located in the middle of the property. There is parking around the entire perimeter as well as around the building.

Stormwater management for the site will be controlled by a collection and conveyance system. The overall stormwater management was secured by Camp Hill Commons, and they will be connecting to what is already permitted, although they will have operation of maintenance that will be associated with those particular structures. Anything downgrade of the fuel pumps will have inlet pumps for any hydrocarbons or anything released in the fuel area to provide extra protection prior to stormwater entering those conveyance systems.

The HOP and sewer planning for the overall site for drive A and also onto Erford Road, which is a PennDOT controlled road, is part of the Camp Hill Commons development and will be worked out as part of that project. Other utilities such as water, electric, and gas will be coordinated on the site. Regarding the Planning Commission comments about the fuel tank and clear sight triangles, they got the Camp Hill Commons connections to Poplar and Erford and were able to change those site distances, so there will be no sight problems at those intersections.

Mr. John Owen enumerated staff comments for the board. He noted staff is ready for conditional approval of this plan, noting the wild card will be the PennDOT HOPs.

MOTION to conditionally approve the Final Land Development Plan for Proposed Camp Hill Sheetz, the property identified as Pad Site No. 1, Tract A, Tax Parcel no. 09-19-1590-129, subject to the following conditions: Adding clear site triangles and fueling truck turning to the plans, establishing of the letter of credit with the approval of the Township Engineer, executing the developers agreement, recording of the operations and maintenance agreement for stormwater management facilities, providing copies of the Highway Occupancy Permits from PennDOT and obtaining local Highway Occupancy Permits from the Township for utility connections along Poplar Church Road, was made by Mr. Skip Magaro, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

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

MOTION to approve Resolution no. 2018-01 of the Township of East Pennsboro, Cumberland County, recognizing Paul Hartman for four years of dedicated service as an East Pennsboro Township Commissioner, was made by Mr. Tyson, seconded by Mr. Skip Magaro, and was carried by a unanimous aye vote.

Board of Commissioners
January 2, 2018
Page 7

Mr. Tyson presented Mr. Hartman with a plaque on behalf of the Board of Commissioners.

President Kuntzelman noted for the record that Mr. Jim Derstine, a Township Community Service Officer and longtime devoted firefighter, retired at the end of 2017.

Mr. Coyne, on behalf of Lisa Coyne, thanked the board for retaining their services.

MOTION to adjourn the meeting at 7:40 p.m. was made by Mr. Tyson, seconded by Mr. Skip Magaro, and was carried by a unanimous aye vote.