

EAST PENNSBORO TOWNSHIP  
BOARD OF COMMISSIONERS  
SEPTEMBER 4, 2019

Regular Meeting

7:00 p.m.

A Regular Meeting of the East Pennsboro Township Board of Commissioners was held on Wednesday, September 4, 2019, at 7:00 p.m. at the Community and Municipal Center, 98 S. Enola Drive, Enola, Pennsylvania.

Those present were: Commissioners - John Kuntzelman, President; George Tyson, Vice President; Kristy Magaro, Charley Gelb and Raymond "Skip" Magaro; John Pietropaoli, Township Manager; Lisa M. Coyne, Esquire, Township Solicitor; Jared Hockenberry, Township Engineer; Dearan Quigley, Housing & Community Development; William Baker, Codes Enforcement; Chief Mark Green, Police Department; and Erik Owen, Fire Marshal.

I. EXECUTIVE SESSION

President Kuntzelman announced before Regular Session the board held an Executive Session regarding personnel from 6:30 p.m. to 7:00 p.m.

II. CALL TO ORDER

A moment of silent meditation was held especially for the intention of the people on the east coast in the path of Hurricane Dorian, followed by the Pledge of Allegiance to the Flag.

III. APPROVAL OF REPORTS

MOTION approving the following itemized reports:

1. Police Report - July 2019
2. Building Report - August 2019

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

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IV. APPROVAL OF MINUTES

MOTION approving the minutes of the Workshop/Business Meeting of August 7, 2019, was made by Mr. Skip Magaro, seconded by Mr. Tyson, and was carried by a unanimous aye vote.

V. PRESENTATION

Employee Service Awards were presented upon the retirements of Ron Stokes, Dave Muller, Helen Lynn Kemper, and Jeffrey Shultz by Commissioners Gelb and Skip Magaro.

VI. BUSINESS FROM THE FLOOR

Mr. Kirk Schonage, candidate for Cumberland County Court of Common Pleas, introduced himself to the board and guests. He noted he is a former prosecutor, Solicitor to Orphans' Court, and chairman of the Zoning Hearing Board of Camp Hill for over a decade.

Ms. Susan Pickford, candidate for Cumberland County Court of Common Pleas as an independent, an attorney of 34 years, introduced herself to the board and guests. She stated she would like to implement a veterans court in the county, expand the mental health court, and explore a domestic violence court to try to stop violence before it happens. She provided a pocket Constitution for the board members.

Mr. William Brougher stated next Thursday they are meeting with Conestoga Building Products about their building. He has calls in to K&W to get the land development plan started back up again.

He also informed the board next Saturday the American Legion is having their appreciation day, and Northeast Rescue and Enola Fire Company no. 3 will be preparing 400 to 500 halves of chicken for that event.

VII. ITEMS FOR DISCUSSION AND APPROVAL

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

MOTION to approve the request from Harrisburg Academy to hold a bonfire on September 27, 2019, from 7:00 p.m. until 10:00 p.m. and waive associated fees as recommended by the township Fire Chief, was made by Mr. Skip Magaro, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to approve the East Pennsboro Township Fire Police to assist the Mechanicsburg Fire Police Tuesday, October 8, for the Mechanicsburg Halloween Parade, was made by Ms. Magaro, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

MOTION to advertise a special FRAC meeting for Wednesday, September 25, 2019, at 7:00 p.m., relative to the future structure and composition of the fire rescue service for the township, was made by Mr. Tyson, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

MOTION to approve Resolution no. 2019-13, revising Resolution no. 2019-11 to meet PennDOT standards, was made by Mr. Tyson, seconded by Mr. Skip Magaro, and was carried by a unanimous aye vote.

Ms. Coyne noted there was a request from PennDOT regarding the intermodal grant. PennDOT wanted greater certainty with a resolution that would authorize the President and Vice President to sign any related documents with regard to the grant, as long as those documents are reviewed by the Solicitor, to enact the intent of the grant. The resolution also included additional language that the township would accept the maintenance of any roads dedicated to the township provided the roads are constructed to township specifications.

Mr. Pietropaoli noted Panther Valley Apartments completed their improvements and the Township Engineer recommended removing their letter of credit.

MOTION to authorize the release of the remainder of irrevocable letter of credit number 2500016050 by People's Bank in the amount of \$24,817.65 for the land development plan for Panther Valley Apartments, as recommended by the Township Engineer, was made by Ms. Magaro, seconded by Mr. Gelb, and was carried by a unanimous aye vote.

Marc Kurowski, of K&W Engineers, presented the plan for the West Creek Hills Elementary School. The elementary school campus, all parking currently exists in front of the building, and to the rear is green space and the old track area. The project proposes a roughly 12,600 square foot building addition on the back side of the building. The improvements in relation to that building are some walking paths relocated to configure to the new building, athletic facilities or play equipment in the existing track footprint. A small detention basin is proposed at the rear to accommodate stormwater management. At the front is currently a hard surface play area. Parking for evening events is added to that hard surface area to meet the 109 spaces required by the ordinance.

The plan has been in front of the Planning and Zoning Commission and they are working through their comments. There was a question from an adjacent property owner with concerns about existing stormwater runoff conditions downstream of the property and whether this project would exacerbate those. In working with the district and that particular property owner and several others in the area, they are proposing to do some improvements. There was an old swale that took drainage from a corner of the property that was not created as extensively as it should have been when it was first built. They will increase that swale and put in piping to discharge to a township-owned and maintained system within the street system.

As part of their conversation with the Fire Chief, they are looking to provide emergency vehicle access from

the adjacent apartment complex. There is currently a smaller easement developed that was years ago that is not wide enough to accommodate emergency vehicles. They are working with the apartment owner to provide access through their existing parking lot which they would provide through a gate in the existing fence on the side of the property. They will coordinate with the Chief regarding bringing that driveway to within 150 feet from the furthest point from the building. Mr. Hockenberry asked that any motion include conditional approval based on addressing the remaining staff comments.

MOTION to conditionally approve the final land development plan for West Creek Hills Elementary School pending completion of staff comments, was made by Ms. Magaro, seconded by Mr. Skip Magaro, and was carried by a majority of aye votes, with Mr. Gelb voting in the negative.

Mr. Pietropaoli informed the board they need to reaffirm the preliminary/final land development plan for 167 North Enola Road. Nothing has changed with the plan. They have a draft approval from PennDOT and the plan needs to be recorded. The building permit application has already been submitted.

MOTION to reaffirm the approval of the preliminary/final land development plan for 167 North Enola Road, tax parcel 09-14-0832-271, owned by Earl and Janet Hess and under contract with Mario Billow from Sullivan Funeral Home to construct a 1,000 square foot crematorium on that part of the property, was made by Mr. Tyson, seconded by Mr. Skip Magaro, and was carried by a unanimous aye vote.

MOTION to reaffirm the approval of the preliminary/final land development plan for East Pennsboro Elementary School conditioned upon satisfactorily addressing staff comments, was made by Mr. Tyson, seconded by Ms. Magaro, and was carried by a majority of aye votes, with Mr. Gelb voting in the negative. Mr. Gelb announced he voted no because he voted against it in July when it was presented.

Mr. Tyson asked for a motion to be added to the agenda with respect to a title search and review for the potential sale of 410 Cherry Street, Enola, with ultimately the proceeds benefiting the Historical Society of East Pennsboro, in conjunction with the proposed development of the Summerdale property going forward and the potential movement of the house to another location.

MOTION to authorize the Township Solicitor to conduct a title search and review for the potential sale of 410 Cherry Street, Enola, 17025, so that the merger can be done to sell the property with the proceeds then benefiting the Historical Society of East Pennsboro, was made by Mr. Tyson, seconded by Ms. Magaro, and was carried by a unanimous aye vote.

Mr. Pietropaoli reminded the board about the September 16, 2019 CAIU golf tournament at Sunset Golf Course, Middletown, with a meet-and-greet at 4:30 p.m. and dinner at 6:00 p.m.

Mr. Pietropaoli noted Assistant Township Manager John Owen is having existing back problems and will be off for a while.

#### VIII. NEW BUSINESS

Mr. Gelb asked about the upcoming meeting regarding the Enola Miller house and whether he could attend because there would be three Commissioners present. Mr. Pietropaoli noted tomorrow's meeting is with CAIU, CCIDA, the developer and the Historical Society. They invited the township to sit in and Mr. Gelb is welcome to attend. It is based upon the agreement between the two parties. Mr. Pietropaoli will be attending and he will draft a memo of what is discussed to provide to all Commissioners. He anticipates seeing the next version of their preliminary plan in October or November.

MOTION to adjourn the meeting at 7:45 p.m. was made by Ms. Magaro, seconded by Mr. Tyson, and was carried by a unanimous aye vote.