

March 20, 2012

The East Lampeter Township Board of Supervisors met on Tuesday, March 20, 2012, at 7:30 p.m. at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Mr. David Buckwalter, Chairman and was followed by the Pledge of Allegiance. In addition to Mr. Buckwalter, supervisors present were: Mr. Mike Landis and Mr. Glenn Eberly. Also present was Mr. Ralph Hutchison, Township Manager. Mr. John Shertzer and Mr. John Blowers were absent.

The following persons signed in as being present in the audience:

Larry Snyder, 456 Garland Circle, Lancaster, PA 17601, representing Eastwood Meadows Residents Association (EMRA)

Alvin & Mary King, 156 N. Ronks Road, Ronks, PA 17572

David S. Beiler, 452 Mt. Sidney Road, Lancaster, PA 17602, representing Millcreek Fence

Lynn Commero, representing Lancaster Newspapers

Brian McGaulley, Gannett Fleming, Inc., 207 Senate Avenue, Camp Hill, PA 17011, representing J & J-Merck (McNeil)

Gerald P. Maragos, Gannett Fleming, Inc., 207 Senate Avenue, Camp Hill, PA 17011, representing J & J-Merck (McNeil)

Chairman Buckwalter indicated that copies of the agenda and minutes from the previous meeting were available for review.

Minutes of March 5, 2012 Regular Meeting:

Chairman Buckwalter asked if there were any additions or corrections regarding the minutes from the March 5, 2012 regular meeting as prepared. There were no comments.

A motion was made by Mr. Eberly and seconded by Mr. Landis to dispense with the reading of the minutes and approve the minutes as presented. The motion was passed by unanimous voice vote.

Bills:

Chairman Buckwalter indicated that bills to be paid from various funds in the amount of \$361,312.62 were presented for payment. Chairman Buckwalter stated that some of the larger items included in that amount is a payment of \$136,532.33 for debt service to Fulton Financial Advisors for East Lampeter Sewer Authority, a roller was purchased for \$22,500.00 which was a budgeted item, and a \$10,581.00 financial security released.

A motion was made by Mr. Landis and seconded by Mr. Eberly to approve payment of the bills as listed in the amount of \$361,312.62. The motion was passed by unanimous voice vote.

Old Business:

- a. McNeil (formerly J & J/Merck) Land Development Plan #11-14: Colonial Village Lane

Mr. Gerald Maragos and Mr. Brian McGaulley of Gannett Fleming, Inc. introduced themselves as representing McNeil (formerly Johnson & Johnson-Merck). Mr. Maragos reviewed the plan.

Mr. Hutchison stated that the Board needs to take some action tonight because the deadline of the extensions of time is about to lapse. The Township is requesting that the applicant finalize something that can be recorded. Whenever the owner decides to do whatever it is that they want to do in the future, they would come back with another plan at that time.

Mr. Maragos discussed the stormwater management and stated that the improvements have been met all the standards required.

Mr. Hutchison noted that the trailers to the rear of the building were temporary until the construction activities were completed. The township has issued certificates of occupancy for all the building permits that have been drawn, yet the trailers are still shown on the plan. He asked if they could explain what is happening, because they should have been removed.

Mr. McGaulley explained that further construction inside the plant will be necessary and will not be completed until the end of 2014. Therefore, the trailers will be needed for storage until all the construction is complete.

Mr. Maragos stated that representatives from Johnson & Johnson will need to address the Board about the status of the trailers.

The waiver request letter dated March 20, 2012 from Gannett Fleming and the response letter from David Miller Associates dated March 20, 2012 were reviewed.

Mr. Eberly made a motion to conditionally approve the Land Development Plan #11-14 for McNeil (formerly J & J/Merck) and grant the waivers subject to the David Miller Associates letter dated March 20, 2012 and the removal of the trailers from the plan and the Lancaster County Planning Commission letter. The motion was seconded by Mr. Landis and passed by unanimous voice vote.

- b. Proposed Time Extension for Review & Action – Mill Creek Fence Land Development Plan #10-29: 360 Mt. Sidney Road

Mr. David Beiler was present to request from the Township an extension of time in which to take action on the Mill Creek Fence Land Development Plan #10-29 for 360 Mt. Sidney Road. The letter dated March 19, 2012 from Diehm and Sons was reviewed. The driveway issues must be resolved before the bank will release any funds for this project. Mr. Beiler discussed the issues with the sanitary sewer system.

A motion was made by Mr. Landis to grant the time extension for review and action for Mill Creek Fence Land Development Plan #10-29 until September 18, 2012. The motion was seconded by Mr. Eberly and passed by unanimous voice vote.

New Business:

- a. Request for Waiver of Land Development Planning – King: 156 N. Ronks Road

Mr. Alvin King and Mrs. Mary King were present to request a waiver of land development planning to convert an existing temporary ECHO housing unit into a permanent apartment unit at 156 N. Ronks Road. Mr. King explained that his parents had lived in the ECHO housing unit and have since passed away. The unit has been vacant since 2010 and they have had requests from people who would like to rent the apartment.

A letter dated March 14, 2012 from Mr. Lee Young, Township Zoning Officer, was reviewed.

After a brief discussion, Mr. Eberly made a motion to grant the waiver of land development planning for 156 N. Ronks Road, deferring the road improvements and subject to the requirements listed in the letter dated March 14, 2012 from Mr. Lee Young. The motion was seconded by Mr. Landis and passed by unanimous voice vote.

Other Business:

a. Request to Suspend Curfew for CVHS Post Prom Activities

Chairman Buckwalter indicated that the Post Prom Committee has requested that the Township suspend the normal curfew limitations between 5 am and 6 am on Sunday, May 13, 2012.

Mr. Eberly made a motion to approve of the suspension of the Township curfew for the Post Prom activities at the Conestoga Valley High School for the time period of 5 am to 6 am on Sunday, May 13, 2012. The motion was seconded by Mr. Landis and passed by unanimous voice vote.

b. Request for Permission to Use township Roads for 5K Run/Walk

Mr. Hutchison stated that Mr. Heil who has made this request was present in the audience if the Board had any questions for him and stated that Mr. Heil has indicated that he would provide the Township with a certificate of insurance naming the Township as an additional insured for the event. Mr. Hutchison added that the route for the event has been changed from the original and will include a portion of Geist Road, Hartman Station Road, and Creek Hill Road.

A motion was made by Mr. Landis to approve the request for use of Township roads for the Rafiki Africa Foundation 5K Run/Walk. The motion was seconded by Mr. Eberly and passed by unanimous voice vote.

c. Resolution Supporting Legislation to Amend the Prevailing Wage Law

Chairman Buckwalter explained that this resolution is raising the level where prevailing wages come into play to \$185,000 and would adjust this amount annually based on the Consumer Price Index.

A motion was made by Mr. Eberly to adopt the resolution supporting legislation to amend the prevailing wage law. The motion was seconded by Mr. Landis and passed by unanimous voice vote.

Public Comment:

There were no comments.

Adjournment:

A motion was made by Mr. Eberly and seconded by Mr. Landis to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, April 2, 2012 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison
Township Manager