

April 4, 2011

The East Lampeter Township Board of Supervisors met on Monday, April 4, 2011, 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. Roger Rutt, Mr. Michael Landis, and Mr. Glenn Eberly. Also present was Mr. Ralph Hutchison, Township Manager. Mr. John Shertzer was absent.

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

Matt Bono, 1837 Timothy Lane, Lancaster, PA 17602, representing Witmer Fire Company
James Smith, 44 Highland Drive, Lancaster, PA 17602
Greg Warner, 1838 Colonial Village Lane, Lancaster, PA 17601, representing Johnson & Johnson-Merck
Fred Daum, 2142 New Holland Pike, Lancaster, PA 17601
Lynn Commero, representing Lancaster Newspapers
Joe Mongeau, 1838 Colonial Village Lane, Lancaster, PA 17601, representing Johnson & Johnson-Merck
Ray Wright, 1838 Colonial Village Lane, Lancaster, PA 17601, representing Johnson & Johnson-Merck
David Keens, 342 Woodcrest Avenue, Lancaster, PA 17602, representing Lafayette Fire Company
Ron Nolt, 122 Waterfront Estate Drive, Lancaster, PA 17602, representing Lafayette Fire Company

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

Minutes of March 22, 2011 Regular Meeting:

Chairman Buckwalter asked if there were any additions or corrections regarding the minutes from the March 22, 2011 regular meeting as prepared. There were no comments.

A motion was then 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 \$485,134.91 were presented for payment. Chairman Buckwalter stated that included in that amount is a payment of \$443,280.25 to Fulton Bank for debt service on a sewer authority note.

A motion was made by Mr. Rutt and seconded by Mr. Landis to approve payment of bills as listed in the amount of \$485,134.91. The motion was passed by unanimous voice vote.

Old Business:

- a. Request for Time Extension to Record Conditionally Approved Plan: Finazzo Restaurant – New Holland Pike

Chairman Buckwalter asked if anyone was present for this item. There was no one present. Chairman Buckwalter explained that they have a letter requesting a ninety (90) day time extension for the recording of Preliminary/Final Plan for Finazzo Pizzeria. The additional time is needed to satisfy comments from PennDOT.

Mr. Eberly made a motion to grant the ninety (90) day time extension to record the Preliminary/Final Plan for Finazzo Pizzeria on New Holland Pike. The motion was seconded by Mr. Rutt and passed by unanimous voice vote.

- b. Request for Release of Financial Security: High Associates Building #382 – 107 Independence Court

Chairman Buckwalter asked if anyone was present for this item. There was no one present. Chairman Buckwalter explained that High Associates are requesting the full release of financial security for building #382 – 107 Independence Court. The Township engineer reviewed the site and is recommending that the remaining balance of \$5,000.00 be released.

Mr. Rutt made a motion to release the remaining financial security balance of \$5,000.00 to High Associates for 107 Independence Court as recommended by the Township engineer. The motion was seconded by Mr. Landis and passed by unanimous voice vote.

- c. Request for Time Extension to Record Conditionally Approved Plan: Four Points Hotel – Rt. 30 East

Chairman Buckwalter explained that the applicant is requesting an extension of time through July 19, 2011 to record the Preliminary/Final Land Development Plan for Four Points Hotel on Rt. 30. The additional time is needed to receive the permit from PennDOT.

Mr. Landis made a motion to approve the time extension to record the Preliminary/Final Plan for Four Points Hotel on Rt. 30 East through July 19, 2011. The motion was seconded by Mr. Rutt and passed by unanimous voice vote.

- d. Agreement re: Lafayette Fire Company Financing for New Fire Station

Mr. Hutchison explained that several meetings ago, representatives from Lafayette Fire Company came before the Board to ask for their assistance with financing their new fire station. The Township solicitor prepared a loan agreement which was shared with the fire company. The fire company asked for one minor change to the agreement which was made and they are now satisfied with this agreement.

Chairman Buckwalter added that the Township must be the applicant for the loan due to the arrangement with the federal government and the grant that the fire company received.

A motion was made by Mr. Rutt to approve the Lafayette Fire Company financing agreement for the new fire station. The motion was seconded by Mr. Landis and passed by unanimous voice vote.

New Business:

- a. Request for Waiver of Land Development Planning: Johnson & Johnson Merck – 1838 Colonial Village Lane

Mr. Joseph Mongeau and Mr. Greg Warner of Johnson & Johnson Merck introduced themselves as representing this agenda item. They are requesting a waiver of land development plan process to allow the placement of two (2) temporary office trailers to be located to the rear of the Johnson & Johnson Merck building at 1838 Colonial Village Lane.

Mr. Mongeau explained that they would like to repermit one existing job trailer that is currently on the site and install a new office trailer to support some upcoming projects. They are hoping that they will only need the trailers for about a year and then remove them. Mr. Mongeau discussed changes to be made to the building, which they will need approval from the Board at a later time. At this time, they are only requesting the trailer.

Mr. Hutchison added that another request for a waiver of land development plan has been submitted for the cafeteria project which is also a building addition type of project.

Chairman Buckwalter questioned the amount of time that the trailers would be on this site.

Mr. Monguea stated that they hope to have this project completed in a year.

Mr. Eberly asked if the trailers would be there for only the first phase or the entire project.

Mr. Monguea replied that they would be there during the entire project.

After a brief discussion, Mr. Landis made a motion to approve the request for waiver of land development plan process to allow the placement of two (2) temporary office trailers to be located to the rear of the Johnson & Johnson Merck building at 1838 Colonial Village Lane until August 31, 2012. The motion was seconded by Mr. Rutt and passed by unanimous voice vote.

Other Business:

a. Emergency Services Committee Request to Explore Fire Marshal Services

Chief Ron Nolt of the Lafayette Fire Company was representing the East Lampeter Township Emergency Services Committee. He explained that at the previous meeting of the Emergency Services Committee, they voted to ask for approval from the Board of Supervisors for permission to form a subcommittee to begin to look into the feasibility of some type of fire marshal service in the Township. Chief Nolt spoke about how fire marshal services would address public assembly areas and conduct nursing home inspections and fire drills. He added that this would release some of the responsibilities from the volunteer fire companies with having someone with authority to address these issues.

Mr. Eberly made a motion to authorize the exploration of fire marshal services by the East Lampeter Township Emergency Services Committee. The motion was seconded by Mr. Rutt and passed by unanimous voice vote.

b. Request to Use Township Roads for 5K Run: Worship Center

Mr. Hutchison stated that the Worship Center provided the Township with a certificate of insurance naming the Township as an additional insured for the event.

Chairman Buckwalter questioned the number of roads to be used in the Township.

Mr. Hutchison replied that it would be portions of Creek Hill Road, Hartman Station Road, and Geist Road.

A motion was made by Mr. Landis to approve the request for use of Township roads for the Worship Center 5K Run. The motion was seconded by Mr. Rutt 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 Tuesday, April 19, 2011 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison
Township Manager