

**YORK TOWNSHIP  
BOARD OF COMMISSIONERS**  
190 Oak Road, Dallastown, PA 17313  
Tuesday, February 14, 2023  
6:00 pm.

Comm. Steele called the meeting to order at 6:00 pm and led the Pledge of Allegiance.

The following were in attendance:

**Commissioners**

Comm. Robert Steele  
Comm. George Cronin  
Comm. Robert Kessler  
Comm. Paul Knepper

Not in attendance:

Comm. George Jones

**Other Township Employees or Board Members:**

Gary Millbrand, Township Manager  
Lisa Frye, Director of Economic Development, Assistant Manager  
Michael Hiras, JMT Engineering  
Tim Poff, Assistant Director of Public Works  
Carly Mercadante, Director of Recreation  
Josie Dick, Water & Sewer Authority  
David Jones, Solicitor, Stock & Leader  
Sue Sipe, Stenographer

**Other Community Members:**

Greg Gruendler, Jacobus Mayor  
Bob Junkins, York Township Goodwill Fire Co.  
Mike Noel, York Twp. Goodwill Fire Co.

Comm. Steele announced the Board will meet to discuss personnel matters at the end of the meeting.

**Minutes** – January 10, 2022

On motion of Comm. Kessler, seconded by Comm. Knepper, the minutes of January 10, 2022, were approved as submitted.  
Vote 4 yes.

**Payment of Bills**

On the motion of Comm. Cronin, seconded by Comm. Knepper, the following bills for January 2023 were approved for payment:

General Fund	\$	1,254,461.34
Sewer Revenue Fund	\$	66,939.93
Inter-Municipal Sewer Fund	\$	6,542.73
Storm Water Management Fund	\$	1,305.00
General Capital Reserve Fund	\$	42,169.45
Sewer Capital Reserve Fund	\$	117,446.45
Street Light Fund	\$	220.65
Escrow Fund	\$	10,570.80
<b>Total</b>	<b>\$</b>	<b>1,499,656.82</b>

Vote 4 yes.

On the motion of Comm. Cronin, seconded by Comm. Knepper, the non-reimbursable portion of bills for January 2023 in the amount of \$32,432.52 were approved for payment.

Vote 4 yes.

### **Public Comments**

There were none.

### **Engineer – Mike Hiras JMT, Lisa Frye - Director of Economic Development Applications/Plans/Time Extension Approval**

#### **a. P2022-11-1 Pejamani Preliminary Subdivision Plan, 590 Chestnut Hill Road Plan presented by Bob Sandmeyer, Site Design Concepts**

Mr. Sandmeyer stated the project is a subdivision of 7 lots, 6 will be new lots - the seventh one is a residual lot with an existing house. There are shared driveways. Also public sewer and public water. Each lot will have its own stormwater management.

On motion of Comm. Kessler, seconded by Comm. Cronin, P2022-11-1 Pejamani Preliminary Subdivision Plan at 590 Chestnut Hill Road was approved with the following waivers:

1. §506.A.8.a - Reconstruction of Perimeter Streets
2. §609 - Street Trees Modification
3. Phase I Environmental Assessment Report

In addition to the following conditions:

- All comments on the letter from Michael Hiras, P.E., dated February 10, 2023, shall be met.

- The York Township Engineering Department shall receive an electronic file prior to recording.
- All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
- All invoices are to be paid prior to recording.

Vote 4 yes.

b. **LD2022-11-2 Village Walk Final Land Development Plan, Gotham Place**  
Plan presented by Trey Elrod, G.L. Brown

Mr. Elrod stated this plan consists of 54 townhouse units at the end of the Gotham Place cul-de-sac. There is public water and sewer.

On motion of Comm. Knepper, seconded by Comm. Cronin, LD2022-11-2 Village Walk Final Land Development Plan, Gotham Place was approved with the waivers as listed above with the following conditions:

- All comments on the letter from Michael Hiras, P.E., dated February 10, 2023, shall be met.
- The York Township Engineering Department shall receive an electronic file prior to recording.
- All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
- All invoices are to be paid prior to recording.

Vote 4 yes.

c. **P2022-9-1 Hudson Ridge Phase 1 Revised Subdivision Plan**  
Plan Presented by Joshua George, Landworks LLC

Mr. George stated these are lot line adjustments to the plan to allow decks to be constructed on the back of the units. There are no other changes to the plan. He noted the Zoning Hearing Board granted relief to allow the lot lines to be adjusted.

On motion of Comm. Kessler, seconded by Comm. Knepper, P2022-9-1 Hudson Ridge Phase 1 Revised Subdivision Plan was approved with the following conditions:

- All comments on the letter from Michael Hiras, P.E., dated February 10, 2023, shall be met.
- The York Township Engineering Department shall receive an electronic file prior to recording.

- All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
- All invoices are to be paid prior to recording.

Vote 4 yes.

**d. LD2022-12-1 Hudson Ridge Phase 2 Revised Subdivision Plan**

Plan Presented by Joshua George, Landworks LLC

On motion of Comm. Cronin, seconded by Comm. Kessler, LD2022-12-1 Hudson Ridge Phase 2 Revised Subdivision Plan was approved with the following conditions:

- All comments on the letter from Michael Hiras, P.E., dated February 10, 2023, shall be met.
- The York Township Engineering Department shall receive an electronic file prior to recording.
- All applicable comments from York Township Departments and consultants, the York County Conservation District, and the York County Planning Commission shall be addressed.
- All invoices are to be paid prior to recording.

Vote 4 yes.

**e. Surety Reduction – Hudson Ridge Phase 1 Release #3 \$413,554.53 (\$525,486.32 remaining)**

On motion of Comm. Knepper, seconded by Comm. Kessler, a surety release of \$413,554.53 for the Hudson Ridge Phase 1 Subdivision and Land Development was approved.

Vote 4 yes.

**f. Surety Reduction – Bridgewater Project 2/Phase #1 Release #1 \$2,186,114.97 (\$7,288,296.88 remaining)**

On motion of Comm. Cronin, seconded by Comm. Knepper, a surety release of \$2,186,114.97 for the Bridgewater Project 2/Phase #1 Subdivision and Land Development was approved.

Vote 4 yes.

**Applications/Plans Time Extension Approval**

**Time Extensions**

On motion of Comm. Kessler, seconded by Comm. Cronin, 90-day time extensions were granted for the following:

- a. LD2019-3-2 SSN Hotel Land Development Plan
- b. P2020-11-2 & LD2020-11-2 Thornton Investments LLC Final Subdivision and Land Development Plans
- c. P2021-4-2 and LD2021-4-1 Blue Field Properties Final Subdivision/Land Development Plan

Vote 4 yes.

## **Commissioner Agenda**

### **Comm. Kessler**

- Reported he attended the February 9 York County Regional Police meeting along with Comm. Knepper.
- He noted they indicated for the previous month the uniform prime submitted monthly showed a 58% clearance rate on crimes investigated.

**Comm. Cronin** and Comm. Kessler recognized Mr. Bob Junkins for his 66 years of service to the Goodwill Fire Company.

- Comm. Cronin reported he attended several functions with the York Township Fire Company with Comm. Kessler.
- He also attended the York Township Fire Chiefs meeting on January 26. He noted Opioid money will be issued to the County and will be available for distribution to the fire companies.
- He reported Station 13 (Safer) and Yorkanna are merging.
- He attended the Recreation Department meeting at which discussion was held on improvements to the baseball fields.
- He attended the York Regional Police meeting on February 9.
- He attended the Goodwill Fire Company meeting on February 13. Discussion included:
  - They are contemplating training for electric car fires, as well as water rescue training.
  - The cameras located on the fire trucks are in need of replacement.
  - A life member of the fire company, Judith Kerr passed recently.
  - In January there were 54 calls for service with more new members joining Station 19.

### **Comm. Knepper**

- Reported he attended the February 9 York County Regional Police Meeting.
- He attended a Sex Trafficking Forum at the police department.
- Chief Damon gave him a tour of the police department. He noted they are in need of additional space. They are looking to reallocate square footage to repurpose it and potentially add to the building.

### **Comm. Steele**

- Reported he attended the York County Regional Police meeting on February 9.
- He has been communicating with the PennDOT Executive Director of District 8. He informed him that at the location of Indian Rock Dam Road the trees are falling in the street. Also, the traffic signal in that location is damaged from a tree falling on it. He noted he is not receiving any response from District 8 in regards to the situation.

**Township Manager – Gary Milbrand**

**a. Recruitment and Retention Money for the 4th Quarter**

On motion of Comm. Steele, seconded by Comm. Cronin, the Board approved the release of Recruitment and Retention funding for the fire companies based on the Fourth Quarter 2022 reports.

Vote 4 yes.

**b. York County Stormwater Consortium (YCSC) Nominations for the Term Ending December 31st, 2023**

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board appointed Molly Cassel the primary representation and Gary Milbrand the alternate representative to the York County Stormwater Consortium for a term ending December 31, 2023.

Vote 4 yes.

**c. Resolution 2023-01 Application to the Pennsylvania Municipal Assistance Program for a Joint Comprehensive Plan Update**

On motion of Comm. Knepper, seconded by Comm. Kessler, the Board approved Resolution 2023-01 Application for a Pennsylvania Municipal Assistance Grant and authorize staff to submit for a grant to the Pennsylvania Department of Community and Economic Development.

Vote 4 yes.

**d. Check on Demand Module for Finance System (Dallas Data Systems \$2,728)**

On motion of Comm. Knepper, seconded by Comm. Cronin, the Board approved the purchase of a check on demand module for the finance system from Dallas Data Systems in the amount of \$2,728.

Vote 4 yes.

**e. Carpet Replacement (Wecker's Flooring Center \$45,660)**

On motion of Comm. Steele, seconded by Comm. Kessler, the Board approved the CoStars carpet replacement quote from Wecker's Flooring Center dated November 16, 2022, in the amount of \$45,660.

Vote 4 yes.

**f. York Township Water and Sewer Authority Specifications Update (Gannett Fleming \$9,100)**

On motion of Comm. Kessler, seconded by Comm. Knepper, the Board approved to fund the January 12, 2022 proposal from Gannett Fleming to update the Water and Sewer Authority Specifications in an amount not to exceed \$9,100.00.

Vote 4 yes.

**g. Resolution 2023-02 Update Act 537, Planning Module for 3275 Honey Valley Road**

On motion of Comm. Cronin, seconded by Comm. Knepper, the Board approved Resolution 2023-02 Update Act 537, Planning Module for 3275 Honey Valley Road.  
Vote 4 yes.

**Recreation – Carly Mercadante**

**a. Portable Toilet Contract**

On motion of Comm. Steele, seconded by Comm. Cronin the Board approved the Knapers Stop and Go quote for the 2023 portable toilets in the amount of \$11,297.35.  
Vote 4 yes.

**b.** Ms. Mercadante reported the next shredding event is Saturday, May 20, 2023 from 9:00 AM to 11:00 AM. She is seeking volunteers for this event.

**c.** The Egg Hunt tickets are currently on sale and run from February 6 to March 29, 2023.

**Public Works – Tim Poff**

**a. Maintenance agreement for campus heating and cooling (\$5,625.00 Spangler & Boyer Mechanical, Inc)**

On motion of Comm. Knepper, seconded by Comm. Cronin, the Board approved the maintenance contract for the heating, air conditioning, and ventilation in all the buildings on the complex to Spangler and Boyer. This agreement is in the amount of \$5,625.00.  
Vote 4 yes.

**b. Fitzkee Lane Maintenance Building Roof Replacement (York Roofing \$150,000)**

On motion of Comm. Knepper, seconded by Comm. Cronin the Board approved the CoStars contract #008-E22-533 quote from York Roofing Company in an amount with incidentals not to exceed \$175,000.  
Vote 4 yes.

**Solicitor – David Jones**

Solicitor Jones stated there are no updates to his report.

**Executive Session TIME 6:57 p.m.**

The Board was in executive session to discuss personnel matters at the end of the meeting.

**Meeting Reconvened TIME 7:37 p.m.**

**Adjourn**

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The meeting was adjourned at 7:37 p.m.

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Secretary

(Seal)