

Hamiltonban Township Board of Supervisors  
23 Carrolls Tract Road, Fairfield, Pa 17320  
Regular Meeting Minutes  
September 4, 2007

**Supervisors Present:** Chairman James E. Benner, Vice-chairman William E. Eckert, Sr., Road Master Jay Edward Deardorff, Supervisor Robert L. Gordon, and Police Coordinator Coleen N. Reamer

**Others Present:** Solicitor Henry O. Heiser, III, Zoning Officer Milton Nicks, Secretary/Treasurer LuAnn Dille, Planning Commission member Pamela Wiehagen, EMA Coordinator Donald Wills

**Public Attendees:** Samuel Boring, Mark Deardorff representing Boy Scout Troop 76, Roxanne Lombardi, Barbara Nicks, Harry Rood, Daniel Scott, Tammy Sturges, Douglas Woerner, and Richard Fulton from the Gettysburg Times,

At 7:30 PM Chairman Benner called the meeting to order and those present recited the Pledge of Allegiance.

**Approval of the Minutes**

Vice-chairman Eckert made a motion to approve the August 7, 2007, Board of Supervisors Meeting Minutes, seconded by Chairman Benner. The Board unanimously approved this motion.

Vice-chairman Eckert made a motion to approve the August 22, 2007 Joint Workshop meeting and the August 28, 2007 Board of Supervisors Workshop meeting minutes, seconded by Police Coordinator Reamer. The Board unanimously approved this motion.

**Public Comments**

Vice-chairman Eckert made a motion to approve Roxanne Lombardi to have a Customary Home Occupancy Permit for a notary business at 1740 Carrolls Tract Road, Orrtanna, PA 17353, seconded by Road Master Deardorff. The Board unanimously approved this motion.

Boy Scout Mark Deardorff is completing his Citizenship Badge. He needed to attend a municipal meeting, choose an issue and write a formal report. The Citizenship Badge is a requirement towards his Eagle Scout Award.

**Planning Commission Recommendations**

Daniel Sanders has requested a Zoning Hearing Board meeting for his one lot subdivision off McDannell Lane, Fairfield, PA 17320. He has submitted the form to Zoning Officer Nicks.

Chairman Benner made a motion to approve the final subdivision plan for Daniel and Shirley Scott's Subdivision off Cold Springs Road, Gettysburg, PA 17325 with the following conditions from Martin and Martin, Inc. review comments dated August 20, and August 22, 2007:

1. DEP approval is given.
2. County Conservation District approval is required.
3. Final Plan approved in Highland Township
4. Surveyor's statement must be signed.
5. The owner's certification must be signed and notarized.
6. The Final Plan should include a construction cross-section for the right-of-way serving Lots 3 and 4 and an acceptable turnaround. The Township Solicitor should also offer his comments on the road maintenances agreement prior to Final Plan approval.
7. The landowner must sign a statement on Sheet 4 acknowledging the stormwater management system to be a permanent fixture that can be altered or removed only after approval of a revised plan by the Township.
8. A performance guarantee is required.
9. The driveway and property line be correctly marked between the Scott's and Irvin Weigandt.

This was seconded by Supervisor Gordon. The Board unanimously approved this motion.

Chairman Benner made a motion to approve the Seltzer/Flood Subdivision off Gun Springs Road, Fairfield, PA 17320 with the one condition of a proof of a performance bond for \$4977.50, seconded by Road Master Deardorff. The Board unanimously approved this motion.

Chairman Benner made a motion to approve the Preliminary/Final plan for Harry Rood's latest four land addition plan which includes his house, seconded by Supervisor Gordon. The Board unanimously approved this motion. Chairman Benner signed the plans.

Vice-chairman Eckert made a motion to approve the Preliminary Plan for the Orchard Estate Subdivision Plan with the following conditions from Martin and Martin, Inc correspondences dated August 27 and 28, 2007:

1. DEP planning module approval is required prior to Final Plan approval.
2. County Conservation District approval is required.
3. The applicant will be required to guarantee the completion of all proposed public improvements prior to release of an approved Final Plan.
4. The note concerning the waiver request for the road grade should be revised for the Final Plan. It should refer to the waiver as a modification of requirements and specify the date of action and the specific grade modification of 13.8 % that was agreed upon.
5. The current watershed analysis is based on the Modified Rational Method and should be revised according to the State BMP Manual.
6. Calculations for the required Runoff Capture Volume and Water Quality Volume are required in accordance with Section 304 and 305 respectively.
7. Soil investigation results submitted indicate that all percolation tests were conducted at a depth of 20 inches, stormwater depths ranges from four feet to 10 feet below existing grade. These must comply with Section 304.D.

8. Recharge/infiltration facilities shall be at least 20 feet down-gradient from building foundations.
9. Recharge/infiltration shall be lined with geotextile filter fabric, the top liner of which shall be replaceable.
10. Recharge/infiltration shall be a minimum of 50 feet from any water supply well.
11. Infiltration Trench #2 should be added to the Plan view on Sheet 4.
12. Each infiltration bed shown on Sheet 7 requires the relevant information necessary for construction including; bottom elevation, pipe invert ect.
13. Specific maintenances requirements are required for the proposed infiltrators on Sheet 7. The reference to an Act 167 Stormwater Management Plan “does not provide a practice standard for homeowner”.
14. The profile drawing on Sheet 5 and 7 should be reviewed for a proper scale. In many cases, the scales listed do not appear to reflect the actual scale of the profiles.
15. A performance guarantee is required prior to approval of the Final Plan.
16. As-built survey required when construction is complete and all E & SPC controls have been removed.

This motion was seconded by Road Master Deardorff. The Board unanimously approved this motion.

Chairman Benner made a motion to preliminarily approve the Valley Quarries Three Lot Subdivision Plan off Bullfrog, Carrolls Tract Roads, and Fairfield Road, Fairfield, PA 17320, seconded by Supervisor Gordon with the condition that the owners’ certification statement be signed and notarized, seconded by Supervisor Gordon. The Board unanimously approved this motion.

There was an informative communication about the new Fairfield Municipal Authority plant.

There will be a Joint Workshop meeting on September 6, 2007, starting at 7:00 PM at 23 Carrolls Tract Road, Fairfield, Pa 17320 to continue the ordinance changes on private roads, panhandle lots, sidewalks, curbs, mobile homes and other items.

The Township received information concerning the Adams County Green Way program, and is on file at the office.

### **Solicitor Heiser’s Report**

Hamiltonban Township’s Sewer Enforcement Officer Gil Picarelli from KPI, Inc. can file an enforcement proceeding against Thomas Brown of 385 Mount Hope Road, Fairfield, PA 17320 for non-compliance with holding tank pumping with the District Justice. Solicitor Heiser has not had any communications with Valley Quarries, Inc. concerning the subdivision and land bidding process. Solicitor Heiser left the meeting.

### **Zoning Officer’s Report**

Zoning Officer Nicks gave the following August 2007 Zoning Officer’s Report. He issued 11 permits. One permit for each of the following: a shed, a pole barn, an agriculture container, a hay storage shelter, a pool, a deck, and a well. He issued two permits for home additions. Three permits for new homes. He attended six meetings: Supervisors, Joint Workshop, and Planning Commission meetings public; stormwater

management training at the Adams County Agriculture Building, a meeting with Labor and Industry- MDIA and with the Greater Ortanna Investment Group. He had one inspection off Route 16 for a proposed six foot retention wall. Any wall over four feet high needs to be UCC inspected. The property owner has decided to build the retention wall below four feet. The private roads classification is complete. Zoning Officer Nicks worked 39.75 hours, traveled 128 miles, had 27 telephone calls and had long distance charges of \$12.49.

Stanley Crilley was in the parking lot before the meeting. He told Zoning Officer Nicks that he would like to explore installing a new sewer system at his home at 810 Iron Springs Road, Fairfield, PA 17320. He needs to consult with Hamiltonban Township's Sewer Enforcement officer Gil Picarelli from KPI, Inc. He would like to allow the Iron Springs Brethren In Christ Church to rent/lease sufficient space to park 10 cars on Sunday morning. Zoning Officer Nicks told Mr. Crilley to come to the next Planning Commission meeting and consult with Penn Dot as Iron Springs Road is a State maintained highway.

Chairman Benner made a motion to proceed with an amendment to the Hamiltonban Township's Well Ordinance 01-2006 to include Subsection 960, H. Artesian well- A well in which the water rises to the ground surface or over flows the well casing under pressure without necessity of pumping and in the case/event of a artesian well it must be capped immediately with a water tight cap, seconded by Vice-chairman Eckert. The Board unanimously approved this motion. Supervisor Gordon made a motion to accept the August 2007 Zoning Officer's Report, seconded by Chairman Benner. The Board unanimously approved this motion.

Police Coordinator Reamer made a motion to pay Zoning Officer Nicks, EMA Coordinator Wills and EMA Deputy Schneider \$11.33 per hour for 15.5 hours of private road classification time, seconded by Road Master Deardorff. The Board unanimously approved this motion.

### **Treasurer's Report**

Vice-chairman Eckert made a motion to approve the August 2007 Treasurer's Report, seconded by Chairman Benner. The Board unanimously approved this motion.

| September 2007       | Income    | Expenses  | Transfer | Balances          |
|----------------------|-----------|-----------|----------|-------------------|
| General Account      |           |           |          |                   |
| ACNB Checking        | 66,289.39 | 92,475.41 | 65,000   | 6,085.30          |
| ACNB Savings         | 8.02      |           |          | 20,922.30         |
| ACNB CD              |           |           |          | 53,573.91         |
| PLGIT                | 915.74    |           | 65,000   | 187,861.34        |
| PLGIT Term           |           |           |          | <u>100,000.00</u> |
| Total Current Assets |           |           |          | \$368,442.85      |
| Sewer Account        |           |           |          |                   |
| ACNB Checking        | 799.13    | 18,313.05 | 11,000   | 615.67            |
| ACNB Savings         | 2.38      |           |          | 6,200.43          |
| PLGIT                | 60.27     |           | 11,000   | <u>3,109.89</u>   |
| Total Current Assets |           |           |          | \$9,925.99        |

| State Liquid Fuels   | Income | Expenses  | Transfers | Balance         |
|----------------------|--------|-----------|-----------|-----------------|
| PLGIT                | 254.89 | 58,000.00 |           | 1,671.24        |
| Emergency PLGIT      | 21.56  |           |           | <u>5,151.78</u> |
| Total Current Assets |        |           |           | \$6,823.02      |

### **Approval of Expenditures**

Chairman Benner made a motion to approve the August 2007 expenditures, seconded by Supervisor Gordon. The Board unanimously approved this motion.

### **Secretary's Report**

Police Coordinator Reamer made a motion to approve Secretary/Treasurer Dille to attend State Liquid Fuels training in Shippensburg, PA on September 19, 2007, seconded by Vice-chairman Eckert. The Board unanimously approved this motion.

Vice-chairman Eckert made a motion to appoint LuAnn M. Dille as the Hamiltonban Township's 2010 Census liaison with Barbara A. Nicks as an assistant, seconded by Chairman Benner. The Board unanimously approved this motion. There is training in Gettysburg on October 18, 2007. Secretary/Treasurer Dille thanked Barbara A. Nicks for transcribing the August 28, 2007 Planning Commission minutes and Police Coordinator Reamer for transcribing the Board of Supervisors Workshop minutes. Secretary/Treasurer Dille missed the meetings because she was taking her daughter back to college. Police Coordinator Reamer made a motion to approve the August 2007 Secretary's Report, seconded by Road Master Deardorff. The Board unanimously approved this motion.

### **EMA Report**

EMA Coordinator Wills explained again some of the NIMS requirements for EMS personnel and others.

Chairman Benner made a motion to pay a per diem salary of \$24.00 per day for EMA training, seconded by Police Coordinator Reamer. The Board unanimously approved this motion. They already receive mileage.

Supervisor Gordon, Police Coordinator Reamer, Secretary/Treasurer Dille and EMA Coordinator Wills attended a Pipeline dinner meeting in Chambersburg, PA. There was a discussion about two roads that do not originate in Hamiltonban Township but circle back into the Township. Road Master Deardorff stated one township could purchase the pole and the other the sign. One road is Huffmantown Road/Lane with Highland. The other is Green Ridge Road with Franklin Township. Adams County Mapping will need to be involved with this. Supervisor Gordon made a motion for Chairman Benner to correspond with Ronald and Sandra Brown of 631 Mount Hope Road, Fairfield and John and Betty White of 645 Mount Hope Road, Fairfield about their shared driveway arrangement, seconded by Road Master Deardorff. The Board unanimously approved this motion. Supervisor Gordon asked if Hamiltonban Township's road signage is in compliance with State regulations. Road Master Deardorff stated yes. EMA Coordinator Wills will ask if the local fire departments would be willing to sell house numbers as a fund raiser. There will be a Board of Supervisors workshop meeting with EMA Coordinator Wills to complete Hamiltonban Township's Municipal Emergency Operation Plans, September 20, 2007, starting at 7:30 PM at 23

Carrolls Tract Road, Fairfield, PA 17320. Supervisor Gordon made a motion to accept the August 2007 EMA Report, seconded by Chairman Benner. The Board unanimously approved this motion.

### **Road Report**

Road Master Deardorff gave the following August 2007 Road Report:

1. Hamiltonban Township has completed the 2007 asphalt surfacing projects
2. The yellow lines have been repainted on the Township roads.
3. Shoulders will be re-bermed along the new asphalt project areas.
4. The shoulders will be sealed where needed.
5. The Township has received full approval for the sediment control along the recent FEMA Project-seeding and stabilization.
6. The Road Crew has started applying speed distance lines for the Police Department using permanent heated adhesive materials.
7. There is still sign work to be completed.
8. Currently the shoulders are being mowed throughout the Township.
9. The stream at Matthew and Luanne Battersby's property along Cold Spring Road, Fairfield, PA still needs to have the June 2006 Rain Storm sentiment removed. The sentiment will be allowed to be removed because DEP has made special allowances for pre-June 2006 conditions.

Supervisor Gordon made a motion to approve the August 2007 Road Report, seconded by Police Coordinator Reamer. The Board unanimously approved this motion.

### **Sewer Report**

Road Master Deardorff gave the following August 2007 Sewer Report:

1. The front lagoon's bi-annual pumping and cleaning will be completed tomorrow.
2. There is still sewer spray field work to done before winter.

Police Coordinator Reamer made a motion to approve the August 2007 Sewer Report, seconded by Vice-chairman Eckert. The Board unanimously approved this motion.

### **New Business**

Chairman Benner made a motion to approve Supervisor Gordon, Planning Commission member Pamela Wiehagen, and Secretary/Treasurer Dille to attend the Official Map Training, costing \$20 each on September 13, 2007 at the Adams County Training Center, Gettysburg, PA.

Police Coordinator Reamer made a motion to approve the Police MMO for 2008 of zero and the Non-uniform Pension MMO of \$7,533.45, seconded by Supervisor Gordon. The Board unanimously approved this motion.

McDannell Oil was awarded the fuel bid for 2007-2008. To maintain the annual Shipley furnace contract at 23 Carrolls Tract Road, Fairfield the Township must purchase the fuel from Shipley. Supervisor Gordon made a motion to have the annual maintenance of the furnace at 23 Carrolls Tract Road, Fairfield be completed by another company, seconded by Road Master Deardorff. The Board unanimously approved this motion. .

Mrs. Sturges asked about the Valley Quarry Subdivision directly across from her property on Bullfrog Road, Fairfield, PA. She was hoping that traffic would not increase. Road Master Deardorff stated hopefully the Township's maintenance building will be

built there. The Township will install a driveway that will not allow head light to go directly into her house. The Township will plant a proper screening. Police Coordinator Reamer also stated that there would be a public hearing prior to any construction, so that residents can provide input on the project.

The 90<sup>th</sup> Convention dinner fee is \$15.00 even though the cost of the dinner is \$10.00.

### **Police Report**

Officer Larmer is still on a police call. She will distribute her August 2007 Report to the Board of Supervisors in the next few days. Supervisor Gordon made a motion to offer to pay up to \$500.00 to the Latimore Township-York Springs Police Auction for an Enradd model EJU-91 wireless speed timing device, seconded Vice-chairman Eckert. The Board unanimously approved this motion.

### **Meeting Dates**

There will be a Joint Board of Supervisors and Planning Commission Meeting on September 6, 2007, to discuss various zoning ordinances and SALDO changes at 7:00 PM, at 23 Carrolls Tract Road, Fairfield, PA 17320

Next regular Planning Commission meeting will be September 25, 2007 prevailing time 7:30 PM at 23 Carrolls Tract Road, Fairfield, PA 17320

Next regular scheduled Supervisors Workshop meeting will be September 27, 2007, prevailing time 7:30 PM, at 23 Carrolls Tract Road, Fairfield, PA 17230

Next regular Board of Supervisors Meeting will be October 2, 2007, prevailing time 7:30 PM, at 23 Carrolls Tract Road, Fairfield, PA 17320

### **Adjournment**

At 9:17 PM Vice-chairman Eckert made a motion to adjourn the meeting, seconded by Police Coordinator Reamer. The Board unanimously approved this motion.

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LuAnn M. Dille  
Secretary/Treasurer

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James E. Benner  
Chairman