

Hamiltonban Township
23 Carrolls Tract Road, Fairfield, PA 17320
Board of Supervisors Regular Meeting Minutes
February 4, 2025

Per Resolution 2018-08: Hamiltonban Township Public Comment Policy; Persons may use audio, stenographic recorders, or video recorders to record all or any portion of the meeting. Any person using such recording equipment at the public meeting shall make a general announcement, prior to the operation of recording equipment, that the meeting shall be so recorded.

Call to Order: The meeting was called to order by Chairman J. Edward Deardorff at 7:00 PM on February 4, 2025 in the Hamiltonban Township Meeting Room. The Pledge of Allegiance was recited by all.

Announcements: An executive session was held with Solicitor Battersby on January 21, 2025 at 3:51pm regarding the Land Development Plan withdrawal letter from Lee Royer for Blue Ridge Sportsman's Association. Whereas a letter was being constructed by the solicitor giving Blue Ridge Sportsman's Association until April 1st to remove all inoperable vehicles and campers from the camping area.

Approval of Agenda: A motion to approve the agenda as stated was made by Supervisor Woerner, Second by Supervisor Reamer. Motion passed unanimously.

Attendance: A quorum was achieved with Chairman Deardorff, Supervisor Picarelli, Supervisor Reamer, Supervisor Woerner & Supervisor Spence were all in attendance.

Public Comment: Scott Osbourn & Nate Harbaugh representing Blue Ridge Sportsman's Association both were there to speak and decided that one of them would speak as they were both attending for the same reason. Scott Osbourn stated that he sent Solicitor Battersby an email when he found out what was going on. He said he thinks there was a miscommunication between Blue Ridge and Mr. Royer as they had told him they didn't want to move forward with Stormwater until they got the Highway Occupancy permit from PennDOT as they could not afford to start digging holes everywhere in case, they were denied the Highway Occupancy permit. With everything going on and the expenses rising and the fact that Blue Ridge owes Lee Royer about \$20,000 they stated they cannot afford to put any more investment into it. Supervisor Deardorff asked them if they are aware that we never got a permit application for the tank. The papers that were sent to the township recently were from 2008 that were never signed and executed by the township. These documents were supposed to be submitted back in 2008 and we are just now getting them. Solicitor Battersby stated that before the meeting he checked their timeline and noted that they submitted their Land Development Plan on March 1st 2024 and here we are coming up on a full year and what developers do is they get their stuff in and do the preliminary part before they even submit the plan. Because statutorily by state law we have 90 days to act on the plan. The township has bent over backwards giving you extension after extension to do this. The point we are at now knowing you can't tell me when you are going to submit a stormwater plan or when you are going to have the highway occupancy permit or when you will have your permit from DEP. At this point I think Lee Royer was your representative, he had a parent authority to write the letters that he wrote to us so it's up to the Board to make a decision here if we are going forward just how far forward. I also think that the Planning Commission granted an extension of 120 days from January 1st. So that is the time period you

have, my recommendation is that we are not going to grant any further extensions. Even if we are forced to turn the plan down that doesn't stop you from getting your Highway Occupancy Permit and getting the septic and then coming back and saying we are going to resubmit our plan and pay a new filing fee and by the way you will need some escrow money for our engineer to review this plan and the stormwater plan. You have 120 days to get the highway occupancy permit and the septic and see if you still want to go further what has happened. The bottom line is you still have to have permission to have what you already have out there which is RV's & Campers you can't do that until we sign off and say yes here is your land development plan and your occupancy permit go for it. You have vehicle out there and you have had them there for a decade or more and time is up. Mr. Osborne said I understand, Solicitor Battersby said you still have 120 that we granted to you which would take you to April. At that point you would come back to the Planning Commission and you either have your Highway Occupancy Permit or your septic or you don't and if you don't the planning commission will be obligated to turn down your plan. Solicitor Battersby said we cannot keep this hanging as our legal liability is 90 days and we have granted you several extensions that you wanted. Also Mr. Royer indicated in his letter that Blue Ridge does not have the finances available to do the stormwater and I think you are doing a smart thing here to get the Highway Occupancy and septic first. If you can't get those then why invest another 5-10 thousand dollars when you don't have to. Mr. Osborne said that was the thing to the plan that we put forward where everything was going to be whenever we submitted that to the board that is completely going to change whenever if we have to do this stormwater. Mr. Osborne said that he would like to meet with Mr. Royer in the next week or two and go over everything so he can take to the Board of Blue Ridge and decide what they are going to do. Mr. Osborne stated that the Board of Supervisors have been more than gracious to give us an extension conditionally to get our stuff together. Mr. Osborne stated they are working in reverse as they were told they were grandfathered in which they came to find out they are not and the campers are already there. The plan deadline will be 3/26/2025 and the removing the camper's deadline is April 4th, 2025. Mr. Osborne stated that if we have to get the campers out he was not going to argue but when they got the cease and desist they just left them where they were so it is what it is. Solicitor Battersby said let's clear them out and do not accept any fees from anyone and get rid of the ones that are there and lets see what the tea leaves show by the end of April as far as your highway occupancy tenure and septic and then you'll know yourselves if you want to go forward. Mr. Osborne asked that some of those campers have been there a while and I can pull mine out tomorrow but some are not that easy and if some need a week past the deadline as some may need to make arrangements can they have longer and Solicitor Battersby said no.

Zoning Map Amendment- Mr. Paul Gladhill resident at 2535 Iron Springs Road was present and wanted to discuss the map amendment as he had been notified by PMCA. Mr. Gladhill did not have any comment he just wanted clarity and understanding of the map amendment that was being voted on this evening. It was explained to him that his neighbor was wanting to put in a commercial building for Fine Line Trim and in order to do that the zoning map had to be changed to allow that. In order to make every neighbor aware, letters were sent and signs were posted. This has no bearing on any other property in that area it was just to inform the residents as required. Mr. Gladhill was happy with the explanation and has no complaints.

Approval of Minutes: Motion to approve the minutes of January 6, 2025 made by Supervisor Woerner, second by Supervisor Reamer. Motion passed unanimously.

Also Attending: Secretary Noel, Roadmaster Herr & Solicitor Battersby.

Solicitors Report: Solicitor Battersby was the addresser of the public comments as that pertained to his legal expertise and correspondence he had sent to the Blue Ridge Sportsman's Association.

A motion was made by Vice Chairman Woerner to accept the Solicitors report. Second by Supervisor Picarelli. Motion passed unanimously.

Old/New Business:

- Abandoned orchard purchased by Petrus Holdings/ Time to turn over trees- The board discussed the original deadline to uproot the trees was March 25th given by the Planning Commission. Supervisor Picarelli made a motion that we extend the deadline to uproot the trees for 2 weeks making the new deadline April 8th, 2025. Second by Supervisor Woerner. Motion passed unanimously.
- Enacted Board of Supervisors payments review with sample ordinances. The federal act was passed and it was discussed by the board and determined that supervisors pay increase would have to be done by ordinance as the last one was executed in 1986 and that Solicitor Battersby will be drafting the ordinance. This will only be in effect for any newly elected Board Members not existing ones.
- Thank you letter to SGI for taking care of the roads by the grit mill. Chairman Deardorff suggested that it would be nice if every so often the township sent a letter to SGI thanking them for keeping up with the winter road maintenance by the grit mill. Mr. Gladhill was in attendance as he resides at 2535 Iron Springs Road and he complained about all the dust on the roads up there from the grit mill. Chairman Deardorff stated that we will contact them in regards to them sweeping the roads up there more frequently. Supervisor Spence made a motion to send the thank you letter. Second by Supervisor Reamer. Motion passed unanimously.
- Shelving for back office- Supervisor Reamer stated that the back office behind the planning office needs to be cleaned out to use it for historical documents. Right now, its mostly trash but there is no shelving there that would be needed to store historical documents and use it as a secondary vault. Supervisor Deardorff made a motion to allow the purchase of shelving as described at a maximum of \$250 in expense. Second by Supervisor Woerner. Motion passed unanimously.
- Private road signage- This came from the fire company in regard to some private lanes not having signs up or houses visibly numbered. It is recommended that the road crew take a look at these lanes and get back to the secretary as to which ones are missing numbers or signs so that letters can be sent out to rectify this situation for our emergency response crews.

Roadmaster's Report:

- Application received for part time road crew/ as needed, The Board of Supervisors discussed the applicant and decided to hire the applicant at a rate of \$20.00 / per hour as needed. A motion was made to hire Mr. Leon Baker Jr. per the Roadmaster's recommendation on a part time basis made by Supervisor Deardorff. Second by Supervisor Woerner. Motion passed unanimously. The Roadmaster wanted to give notice that he is not sure how long the two Jim's may stay employed here as they both seem unsure themselves.
- Part Time Road crew evaluation. The Roadmaster said he does good work and shows up when required.
- Salt & Antiskid ordered.

- Report from Chairman Deardorff on Road costs. Chairman Deardorff went over the costs to do sections of road in the wintertime as far as snow & ice treatment. He stated there are 5 types of roads in our township. Tar & Chipped roads, Motor paved roads-portable asphalt mix machine that put FB mix blacktop in place and took stones and tar oil and put it in place, Warm mix was an asphalt plant that was stationed at one place with material as an FB mix which is a flexible mix material. Hot mix which is what we've been using on our roads recently which is by far the best is made by an asphalt plant and hauled to the project and installed in place and is twice as much as warm mix. Dirt Roads are dirt roads with no flexible base. Flexible base moves with the weather conditions and some spots are deteriorating with water underneath the road and less compaction. We are going to have some deteriorating base repairs to do and should reevaluate after winter is over. Supervisor Reamer suggested that all of the Supervisors take a road tour of the township together to determine priority roads. Supervisor Deardorff said that this year it makes sense to sealcoat some roads to protect out investments. The warm mix roads appear to be the ones in the worst shape right now. Supervisor Deardorff thinks we should do some hot mix in the BB section. Supervisor Deardorff stated that the road crew has done an excellent job on the winter maintenance of our roads and everybody notices it. They provide a full commitment to doing a good job on our roads. He said he would also like to thank our secretary and her assistant secretary for the job that they do. From an informational standpoint he stated that it costs \$50.00 per mile in material to treat the roadway. Roadmaster Herr recommended that the township rent a crack sealer and seal up a lot of cracks that have opened up.
- Supervisor Reamer and the Roadmaster informed the Board of a Protect Grant which is a federal grant which is an 80/20 grant that could be applied for if we could get some estimates and things together. There are so many road corrections that we could complete with a grant like that. As a mention Cold Springs Road is in need of being raised and Supervisor Deardorff stated that the township needs to apply for a dredging permit and dredge the creek out first. He also gave some recommendations on things that can be done to help with some of the deterioration. A lengthy discussion was had by the supervisors in regards to all of the many repairs and improvements that could be completed with the help of this grant. It was suggested that the township engineer Erik Vranich be contacted about this from an engineering standpoint and what may be involved. Chairman Deardorff stated that we could get this together for next year as that gives plenty of time and we should get on Mr. Vranich's agenda and work with him as to proper language to describe what we are thinking about doing.

A motion was made to approve the Roadmasters report made by Supervisor Woerner. Second by Supervisor Reamer. Motion passed unanimously.

Secretary/Treasurer Report:

Supervisor Reamer made a motion to take the ARPA funds of 970.10 and move them to Equipment Capital reserve and close this account. Second made by Supervisor Deardorff. Motion passed unanimously.

- Financial reports were supplied to the Board by the secretary.
- Payroll / W-2's- Some were accidentally sent with incorrect amounts so if anyone receives one from the township with a TurboTax ad with it just disregard as this was sent by the new payroll program that was not completely integrated yet.

- Delinquent Per Capita Tax totaling \$1,441.00 turned over to YATB for collection.
- Delinquent Real Estate tax totaling 16,268.44 turned over to the County for collection.
- Septic Waiver for 2741 Cold Springs Road was received and The Board of Supervisors said it would have to be pumped for a baseline reading.
- Signatures needed for banking authorizations were discussed and the board signed all necessary documents

A motion to approve the secretary's report made by Vice Chairman Picarelli. Second by Supervisor Woerner. Motion passed unanimously.

Planning Commission Items:

- 2345 Cold Springs Road/Todd King, Petrus Holdings – was in attendance to discuss a proposed Zoning Map Change needed. A review was given by Mr. King and he was instructed to have the secretary put him on the agenda of the next Planning Commission meeting to present it to them.
- PC recommends the signing of the Request for Planning Waiver and non-building declaration for Tina Richardson. Supervisor Reamer made a motion to approve the Planning Waiver and non-building declaration for Tina Richardson. Second by Supervisor Woerner. Motion passed unanimously.
- PC recommended conditional approval of the Tina Richardson Subdivision/ lot addition per ACOPD & Keller Engineers comments. Supervisor Reamer made a motion to conditionally approve the subdivision / lot addition per ACOPD & Keller Engineers. Second by Supervisor Woerner. Motion passed unanimously.
- Gettysburg National Golf Course Waiver Requests- Gordon L Brown & Associates. The Board of Supervisors discussed the waiver requests stating that everything has to be done by the ordinances in place so they are recommending that this go back to the planning commission.

Code Officer: The secretary indicated that she had called a gentleman and left a message in regards to code enforcement for the township as we need someone more experienced. A conversation took place as to our options for code enforcement and possibly contacting the constable and asking him or perhaps Rusty Ryan.

Zoning/Building/UCC (PMCA): A review of the bill and activity was performed for the month of January 2025.

Parks and Recreation:

- Fountain for people & pets was ordered 1/27/2025.
- DCNR Grant was closed out and they will receive 7,480.00 back from the grant.

FREMA: Coming up in about a week and Supervisor Reamer will be attending.

Fire Company Reports: Fairfield had 3 calls in Hamiltonban in the month of December 2024. Fountaindale had 2 calls in Hamiltonban in January 2025.

ACCOG and ACATO: Supervisor Reamer asked that the secretary go to a training for secretaries & Administrators as she felt it would be beneficial for a first-time municipal secretary. The training is on February 19th in Enola with PSATS.

A motion was made by Supervisor Woerner for the secretary to attend the training class. Second by Supervisor Spence. Motion passed unanimously.

YATB: No report

PA State Police: Call summary- 1 Hangup, 1 false alarm, 1 cancelled call, 1 disabled motorist. 1 License and Reg seizure, 5 Domestic security Check-School, 2 harassment, 1 Hit & run, 1 PFA order, 1 Request assistance, 3 Animal debris, 5 See Officer, 1 Sex offense, 1 accidental shooting, 1 drug & alcohol possession, 3 traffic stops.

Discussion Items:

Special Notices:

Township Meeting Dates: All public meetings are held at the local prevailing time of 7:00 PM at 23 Carrolls Tract Road, Fairfield, PA. Rescheduled changes of date or time will be advertised via *The Gettysburg Times*. Cancellations will be posted via a notice on the office door:

Planning Commission Meeting – February 25, 2025

Board of Supervisors Meeting- March 4, 2025

Parks & Recreation Meeting- March 11, 2025

Board of Supervisors Meeting March 18, 2025

Motion to adjourn the meeting at 8:40 pm by Supervisor Woerner. Second by Supervisor Spence. Motion passed unanimously.

Meeting was again called to order at 8:45 as motions were not made to pass the Zoning Text Amendment and the Solar Ordinance. Supervisor Woerner and Supervisor Picarelli had already left the building but a quorum was achieved with Chairman Deardorff, Supervisor Spence and Supervisor Reamer in attendance. A motion was made by Supervisor Deardorff to accept and pass the Zoning Text Amendment and the Solar Ordinance. Second by Supervisor Spence. Motion passed unanimously.

Motion to adjourn the meeting at 8:50 was made by Chairman Deardorff. Second by Supervisor Reamer. Motion passed unanimously.

J. Edward Deardorff / Chairman

Lynda Noel / Secretary