

February 11, 2021
7:10 PM

The regular meeting of the Monroe Township Board of Supervisors was called to order by Chairman Kehoe virtually via GoToMeeting due to the COVID-19 pandemic. The Pledge of Allegiance was said by all.

ATTENDANCE

Philip Kehoe, Chairman
A.W. Castle, III, Vice Chairman
Carl Kuhl, Supervisor

Greg Rogalski, Engineer
Mike Pykosh, Solicitor
Karen Lowery, Secretary

SPEAKERS FROM THE AUDIENCE

Kelly Carlson, 207 Clouser Road, stated that they have done the suggested work on their property to resolve the water issue. The paperwork and invoice were turned in and they would like to know if enough work was done to prevent future water issues. She added that they are aware more building is going to take place across the road from their property and want to be sure safety measures are in place to keep them from getting more water. Mr. Carlson said he read that the stormwater requirements were waived for the new lots.

Mr. Rogalski said that Alex was out to look at the work that was done and reported the berm is 1 foot higher than the surrounding grade and it looks to be installed properly. He added that the new lots on the opposite side of the road will have to follow the Stormwater Management Ordinance to reduce runoff. The Stormwater requirements were waived for the subdivision overall plan, but will have to be addressed by each individual lot when built on .

Werner Schmidt, 779 Dogwood Terrace, said he appreciates the DPW's snow removal work.

CONSENT AGENDA

1. Approval of Minutes – January 4, 2021 – Reorganization and Regular Meeting
2. Roadmaster's Report 1/1/21 – 1/31/21
3. Engineer/Zoning Officer's Report 1/1/21 – 1/31/21
4. Confirmation of COVID-19 Quarantine Policy for Monroe Township
5. Acknowledge Snow Emergency for February 1, 2021
6. Approval of Bills (as prepared)

Mr. Kuhl stated there was an invoice from South Middleton Township Municipal Authority for some capital items and he questions the vacuum truck and zero turn mower. Mr. Rogalski reviewed the invoice and felt the vacuum truck was reasonable, but he wants to check into the mower.

On the motion of Mr. Castle, and seconded by Mr. Kuhl, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the Consent Agenda items as listed, with exception to paying the invoice for South Middleton Township Municipal Authority at this time.

OLD BUSINESS

LEIDIGH PARK VANDALISM

Mr. Rogalski stated that LowV had provided an estimate of \$8,000 for the camera, but after meeting for a site visit and better understanding of what would be needed the formal quote increased to \$14,548. Additional work would be needed to trench the internet to the pump station area. The camera system is very robust and can track from all angles, may be a lower grade camera that focuses on the entrance would be sufficient. He asked the Board for some direction on this matter. Mr. Kehoe said it's a shame this even needs to be considered and that the vandalism doesn't equal \$14,000. Mr. Kuhl said there have only been a few events and that is a lot of money to spend. He questioned if we wait to see what happens in the spring. Mr. Castle said we need to look at how much damage has been done and how much we would be spending. Mike Castles, property owner of 456 Criswell Drive, stated that he has been in the security industry for many years and would be happy to act as an unpaid consultant to review the options to protect the park. The Board welcomed Mike Castles offer and additional advice on this matter. Mr. Rogalski will contact Mr. Castles. The Board agreed to table this matter.

SPEAKERS FROM THE AUDIENCE - None

NEW BUSINESS

RESOLUTION 2021-06 – CUMBERLAND COUNTY HAZARD MITIGATION PLAN

Mr. Kehoe said this resolution is an update from the 2014 Resolution that the township has previously adopted. Mr. Pykosh added by adopting this Resolution financial relief could become available if the Hazard Mitigation plan needed to be implemented.

On the motion of Mr. Kuhl, and seconded by Mr. Castle, and by unanimous vote of the Supervisors, it was duly RESOLVED to adopt Resolution 2021-06, Cumberland County Hazard Mitigation Plan.

STORMWATER FEE COLLECTION UPDATE

Mr. Kehoe reviewed the update dated February 4, 2021. The collection rate for the first billing was 92% and payments are still trickling in. After 3 full billing cycles Mr. Rogalski and the office staff will have more history to evaluate the suggested discount. Mr. Kehoe asked if steps have been taken to move forward with collecting the 8% uncollected. Mr. Rogalski recommended waiting until after the 3rd quarter to move forward with the collection process. Mr. Kehoe said that it is easier to collect \$80-\$100 from someone, rather than \$500.

ORDINANCE 2021-01 ZONING ORDINANCE AMENDMENTS

Mr. Rogalski stated that the Zoning Ordinance Amendments hearing was held just prior to this meeting. The Amendment would allow for a new use of a Resort Community in the Highway Commercial zone.

Mr. Kuhl is happy with Allenberry and this is a step in the right direction to create a more robust location in the township. Mr. Castle is satisfied with the plan. Mr. Kehoe said that his questions were answered during the hearing.

On the motion of Mr. Kuhl, and seconded by Mr. Castle, and by unanimous vote of the Supervisors, it was duly RESOLVED to adopt Ordinance 2021-01 amending the Zoning Ordinance of 2014, by adding Resort Community to the Highway Commercial Zone.

FIREHOUSE EXTERIOR REHABILITATION

Mr. Rogalski said in April 2020 Lobar issued a report related to repairs that are suggested at the firehouse. He suggested taking a closer look at the report and provide a recommendation to the Board for items that should be addressed to extend the longevity of the metal building, such as the waterproofing the roof, down spouts, gutters, and the exterior coating.

Mr. Kehoe agreed that the building is the township's and we need to maintain the integrity by making sure it is weather tight. He added a more prioritized list with a more reasonable price could be reviewed. Mr. Castle agreed. Mr. Kuhl stated that there are many roof options and suggested that Mr. Rogalski work with someone who has knowledge in this area.

Mr. Kehoe suggested that Mr. Rogalski and Mr. Hertzler build off of Lobar's list to update and prioritize a list. He added that in 2020 we worked to cut expenses and he would hate to blow the budget for this year. Mr. Rogalski added that they would look forward with the planning so that a budget could be laid out for the next 2-3 years. The Board agreed to have Mr. Rogalski and Mr. Hertzler work on this project.

SEPTIC SYSTEM REPAIR – 920 WILLIAMS GROVE ROAD

Mr. Kuhl gave an overview from Mr. Wargo's letter dated January 27, 2021. A septic system repair needs to be made, but the new drain field will be within 100' of the well. Mr. Wargo is asking the Board to allow the new drain field to be installed, but to have additional conditions established to ensure the safety of the water supply.

On the motion of Mr. Kuhl, and seconded by Mr. Castle, and by unanimous vote of the Supervisors, it was duly RESOLVED to approved option 1 on Mr. Wargo's letter dated January 27, 2021.

PORCHES AT ALLENBERRY PHASE 1 & 2 - BOND REDUCTION

Mr. Rogalski reviewed the bond reduction requests for both phases and provided letters stating what the new bond rates should be established at.

On the motion of Mr. Kuhl, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors, it was duly RESOLVED to reduce the Phase 1 bond to \$312,743.38 and the Phase 2 bond to \$401,855.30 as detailed in Mr. Rogalski's letters dates February 3, 2021.

NO OUTLET SIGN REQUEST – KINER BLVD.

Mr. Rogalski said that the No Outlet sign is an advisory sign and the road does warrant it. He recommended that we wait until PennDOT completes the installation of the turn sign to look at the area and determine where the sign could be installed and be seen .

On the motion of Mr. Castle, and seconded by Mr. Kuhl, and by unanimous vote of the Supervisors, it was duly RESOLVED to install the No Outlet sign on Kiner Blvd. once PennDOT has installed the curve sign and it is reviewed by the engineer.

456 CRISWELL DRIVE SUBDIVISION PLAN

Justin Doty of Frederick, Siebert & Associates, said the owner is seeking approval of the subdivision plan to separate the house and existing garage and also clean up lot lines on some neighboring properties. The garage would be converted into a single-family dwelling unit.

On the motion of Mr. Castle, and seconded by Mr. Kuhl, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the subdivision plan for 456 Criswell Drive, contingent upon Mr. Rogalski's comments from the memo dated January 25, 2021.

SPEAKERS FROM THE AUDIENCE - None

STAFF COMMENTS

Mr. Rogalski stated that the bids for the White Rock project came in below the estimated amount. As part of the bid, there was an alternate item to pave the full width of the roadway, which added \$18,000 to the cost. He wanted the Supervisors to be aware and said the bids will go to the Authority Board meeting for a recommendation and be back to the Supervisors March meeting.

Mr. Rogalski said that he met with a consultant in January regarding the Zoning Ordinance Revision and just wanted to confirm the intent is to apply for the County grant to assist with the cost. The Board agreed.

Mr. Rogalski said there are 2 stormwater projects to be completed in 2021 on Miller's Road and in Wertz Development. Part of the plan was to purchase a mini excavator that can be used for these and other jobs. He said the cost will be between \$75-\$80,000 and would like the approval to get prices, as there will be lead time needed to purchase the equipment. Mr. Kuhl asked if this is what Mr. Hertzler was able to get as a loaner for the White Rock work. Mr. Rogalski said no, that is a skid steer that was planned in a few years. Mr. Kehoe added that the

purchase of a mini excavator was worked into the 2021 budget, it was split between the Stormwater Fund and Township Equipment Fund.

Mr. Kuhl said the Rail to Trail project is not dead. They are not looking to use the old trolley way, but a path near Trindle Springs and along the road.

Mr. Kuhl attended a County outreach meeting for the clean water initiative.

Mr. Kuhl added that there is a proposed development along Brindle Road and several residents have voiced concerns about the speed. Mr. Kehoe asked Mr. Kuhl to clarify his statement if he really meant to imply that a proposed future housing project neighboring his home is the current cause of the existing traffic concern on his street. There have been complaints for years and asked if Mr. Kuhl is looking for a speed study to be done as part of the proposed developments planning process. He added that speed studies can sometimes have unintended consequences. Mr. Rogalski stated that the developer has met all of the requirements and the presence of a 14-home development would not impact a speed study. However, he will check with LTAP to see if their equipment can be used for a speed study at no cost.

Mr. Kehoe said there was a memo sent out by Mr. Hertzler about selling salt brine and setting a price. The suggestion is to sell the brine for .23 cents per gallon to other local townships/boroughs during normal hours. We had been purchasing brine from another township for .21 cents per gallon, but we are using cleaner salt to eliminate the mud residue. Mr. Kuhl added that he spoke with Mr. Hertzler and the water tank is being filled with a garden hose. If we end up having well issues, that could be expensive. Mr. Kehoe added this would be a test since the interested township only has 2 275-gallon tanks. Mr. Castle likes that we are willing to work with other municipalities.

On the motion of Mr. Castle, and seconded by Mr. Kuhl, and by unanimous vote of the Supervisors, it was duly RESOLVED to sell the salt brine for .23 cents per gallon, as recommended in Mr. Hertzler's memo dated February 10, 2021.

Mr. Castle asked everyone to remember our troops, police officers, first responders, doctors and nurses. Trivia: What US president's photo is on the two-dollar bill? - Thomas Jefferson. Quote: "Honesty is the first chapter in the book of wisdom" – Thomas Jefferson. God bless America.

ADJOURN

The meeting was adjourned at 8:40 PM.

Respectfully submitted,

Karen M. Lowery,
Secretary

TO: Board of Supervisors
 FROM: Greg Hertzler, Roadmaster
 Date: 2-4-21
 SUBJECT: Roadmaster's Report

PROJECTS BEING WORKED ON

PROJECTS	NOTES	ESTIMATED COMPLETION DATE
Plow and salt roads		On Going
Salt Brine roads		On Going
Clean up equipment after storms		On Going
Cut brush	weather permitting	On Going
Make salt brine		On Going
Sanitize Equipment and buildings		On Going

PROJECTS COMPLETED

PROJECTS	NOTES	COMPLETION DATE
Camera Kuhn Rd.	Look for lateral	12/28/2020
Met MCCLure to look at heaters	Back shop	12/29/2020
Pick up safety step	Salt brine area	12/29/2020
Sanitize buildings		12/31/2020
Hauled Antiskid		1/4/2021
Swept parking lots	Office and firehouse pick up antiskid	1/5/2021
Started to work on equipment trailer		1/5/2021
Fix sign	Wind damage	1/6/2021
Took agreement to court house		1/7/2021
Clean up sticks and limbs around parks	Wind damage	1/8/2021
Met Greg R	Look at sewer ROW White Rock	1/11/2021
Push up salt delivery		1/11/2021
Help with storm water bills		1/12/2021
Pick up plans at South Middleton Twp.		1/13/2021
Met with Mechanicsburg Boro	Look at salt brine maker and answer question	1/13/2021
Took agreement to court house		1/14/2021
Work with South Middleton Twp.	Work together to Cut brush on Ridge Rd.	1/19/2021
Water test		1/18/2021
Pre bid meeting	White Rock sewer project	1/19/2021
Replace door seals	Rental hall front doors	1/20/2021
Finish working on trailer		1/20/2021
Took trailer Martins	For sandblasting and painting	1/20/2021
Cleaned out wash bay drain	And grease trap	1/21/2021
Look at water complaint	Lucinda Ln.	1/21/2021

Receive salt		1/22/2021
Fix #4 spray bar		1/26/2021
Replace road name sign	Stolen	1/27/2021
Fix weather stripping	Wash bay door	1/28/2021
Replace battery #21		1/29/2021
Made salt brine	4 times last month	
Pre treated roads	3 times last month	
Salted Roads	2 times last month	

MEMORANDUM

TO: Monroe Township Board of Supervisors

FROM: Gregory R. Rogalski, PE
Monroe Township Engineer/Zoning Officer

DATE: February 4, 2020

SUBJECT: January Activity Report
File Reference No. MNTWP MTG21

The following activities were performed during the period between 1/4/21 and 2/4/21:

ENGINEER

1. Reviewed two stormwater management plan submissions.
2. Reviewed one revised subdivision plan and one proposed subdivision plan.
3. Attended one field meeting with security vendor to review Leidigh Park security system options.

ZONING

1. Issued 7 Zoning Permits and 4 Building Permits for a total of \$1,188,819 in new construction.
2. Responded to phone calls and attended two meetings regarding requirements for zoning/building permits and zoning and subdivision and land development regulations.
3. Held Tuesday office hours with social distancing precautions in place.

CAPITAL PLANNING

1. ACTION ITEM: Make contact with property owners at the intersection of Trindle Road and Sinclair Road to obtain additional right-of-way for the signalization project. **WORK UNDERWAY; POLES SCHEDULED TO BE SET LATE JANUARY 2021.**
2. ACTION ITEM: White Rock Acres 2021 Capital Project scheduled to be bid in January and awarded in February 2021. **BIDS DUE ON MONDAY FEBRUARY 8, 2021.**
3. ACTION ITEM: Commence planning for Millers Road stormwater project in Summer of 2021.
4. ACTION ITEM: Bulk mailing to White Rock Acres residents with sewer rights-of-way notifying of pending clearing project.

cc: A-File
File

U:\Accounts\MNTWP\MNTWPMTG21 - Township Meetings 2021\COMMUNICATION\SENT\2-4-21 BOARD REPORT.doc