

August 10, 2023
7:00 PM

The regular meeting of the Monroe Township Board of Supervisors was called to order by Chairman Kehoe. The Pledge of Allegiance was said by all. Mr. Kehoe stated that Mr. Paetzold will need to leave at 7:45 due to a scheduling conflict so they rearranged the items on the agenda to be sure to get to the important items and there will be two public speaker periods.

ATTENDANCE

Phil Kehoe, Chairman
Philip Paetzold, Vice Chairman
A.W. Castle, III, Supervisor

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

SPEAKERS FROM THE AUDIENCE - None

CONSENT AGENDA

1. Approval of Minutes – July 13, 2023 – Regular Meeting
2. Roadmaster's Report 7/1/23 – 7/31/23
3. Engineer and Zoning Report 7/1/23 – 7/31/23
4. Reaffirm Allenberry Resort Plan
5. Approval of Bills (as prepared)

On the motion of Mr. Castle, and seconded by Mr. Paetzold, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the Consent Agenda items listed.

OLD BUSINESS

CLOUSER ROAD PROJECT PLAN – CONCEPT DESIGN REVIEW/SURVEY

Mr. Kehoe stated there are only 4 outstanding surveys.

On the motion of Mr. Castle, and seconded by Mr. Paetzold, and by unanimous vote of the Supervisors, it was duly RESOLVED to table this discussion until September to try and get the remaining survey responses.

PA TURNPIKE EPPLEY ROAD BRIDGE ELIMINATION STUDY

Mr. Rogalski said there is nothing new, but would suggest a conversation at the September meeting to decision on closing or keeping the bridge.

On the motion of Mr. Castle, and seconded by Mr. Paetzold, and by unanimous vote of the Supervisors, it was duly RESOLVED to table this matter.

ALLENBERRY RESORT – DEVELOPER’S AGREEMENT FOR SEWER/WATER

Mr. Kehoe stated they are working to schedule a direct meeting with SMT and special council to discuss this matter along with future goals and objectives.

On the motion of Mr. Kehoe, and seconded by Mr. Paetzold, and by unanimous vote of the Supervisors, it was duly RESOLVED to table this matter.

HAROLD WILLIS SUBDIVISION PLAN

Mr. Rogalski said the Willis plan will create 3 lots on York Road near Sheaffer Road. There has been a lot of discussion regarding drainage issues and a pipe under the railroad. Special conditions and waivers were addressed in the memo dated August 4, 2023 to address the concerns. Mr. Lyons stated that 2 of the waivers were withdrawn, as they will be taken care of and they have been working with the railroad to get the pipe cleared or scoped.

On the motion of Mr. Paetzold, and seconded by Mr. Castle, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the three waivers as listed in the Pennoni memo dated August 4, 2023.

On the motion of Mr. Castle, and seconded by Mr. Paetzold, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the Harold Willis Subdivision Plan contingent upon the Engineers comments provided in the Pennoni memo dated August 4, 2023 being addressed.

NEW BUSINESS

SCHEDULE BUDGET WORKSHOP

Mr. Kehoe asked that everyone provide possible dates to Ms. Lowery by August 17th to allow for scheduling and advertising.

PORCH POST AND HANDRAILING REPLACEMENT QUOTE

Mr. Rogalski said that during a routine inspection it was determined that the salt corrosion has damaged the porch posts to the point they need to be replaced. Due to the original installation, it will be difficult to replace the posts. Lobar has provided a quote of \$26,236 to cut off the corroded area, fix the post and then elevate the concrete to avoid this issue in the future. The railing is not a priority at this time. Mr. Kehoe mentioned the quote shows prevailing wage. Mr. Rogalski said we can check into that since the project is under \$100,000 and maintenance which should be exempt. The DPW will do the painting of the posts.

On the motion of Mr. Castle, and seconded by Mr. Paetzold, and by unanimous vote of the Supervisors, it was duly RESOLVED to approved replacement of the porch posts with a cost not to exceed \$26,236 and to verify prevailing wage requirement.

PORCHES OF ALLENBERRY PHASE 2 AND 3 BOND REDUCTION

Mr. Rogalski provided bond evaluations for Porches of Allenberry recommending the Phase 2 surety being reduced to \$146,844.05 and Phase 3 surety being reduced to \$141,170.50.

On the motion of Mr. Castle, and seconded by Mr. Paetzold, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the bond reductions for Porches of Allenberry Phase 2 and Phase 3, as stated in the Pennoni letters dated August 5, 2023.

HIRE SPECIAL COUNCIL FOR SEWER MATTERS

Mr. Pykosh shared that Attorney Giorgione previously worked with the township, but has started with a new firm, One Law. Mr. Giorgione would be hired on an hourly basis to continue assisting the township with bond matters and with sewer matters with SMT.

On the motion of Mr. Castle, and seconded by Mr. Paetzold, and by unanimous vote of the Supervisors, it was duly RESOLVED to proceed with engaging One Law as bond council and special council for sewer matters at a rate of \$350 per hour.

STAFF COMMENTS

Mr. Rogalski said the Planning Commission has provided the draft Zoning Ordinance to the Supervisors for review and would like to have a joint workshop at their next meeting. The Supervisors agreed to attend a joint workshop with the Planning Commission on September 6th at 6:30 PM.

Mr. Rogalski shared that there have been issues with the White Rock sewer project with unmarked utilities and dangerous situations. Power has been out in certain areas for 2 days and residents are very frustrated. We are looking at how to work around electric lines that were installed on top of the sewer line. He said changes will need to be made and there will be a cost to it.

Mr. Kehoe stated that he is in receipt of a FEMA certified letter that the Floodplain changes must be in place by September 7th.

Mr. Kehoe shared there has been positive feedback regarding Community Day and a local business offering assistance. There was a conversation with the fire company about them helping and using the event as a fundraiser. The Recreation Board was asked to use 2023 as a planning year to see if they could come up with a new plan for the event in 2024, we will wait to see. Mr. Castle added that we need community involvement for the event and could bring in food trucks. Monroe had one of the best fireworks displays in the area.

SPEAKERS FROM THE AUDIENCE

Tom Zerbe, 995 Boiling Springs Road, mentioned that 2 meetings ago there was a request to live stream meetings. He would like to know if this has been looked into? Does this need to be an agenda item to be addressed? Mr. Kehoe said that nothing has been done with

this, but if the Board needs to come to a decision on this matter, it can be discussed at the September meeting.

Wilbur Wolf, 1056 Park Place, read a prepared statement regarding his concerns of the Samento Party Barn and the on-going operation of an event venue that was denied permission to operate along with building additions and disruption of their peace, quiet, safety and security.

Liza Lehrman, 345 Heisey Road, said the Wolf's have been here several times regarding this matter and it seems like their concern is not being addressed. Does this need to be on the agenda to be addressed? Mr. Pykosh has advised the Board this should not be on the agenda as it is a legal item and potential legal matters should not be discussed in a public meeting.

Julia Weller, 924 Nixon Drive, stated that she hopes the Turnpike bridge stays open. A lot of farm equipment and bicyclists use that route to stay off of the main roads and she would hate to see it close.

Bob Krause, 789 Barn Swallow Road, is on the fence with the Turnpike bridge. He lives right there so he would be happy to see the speeding, people missing the turn and the shing headlights gone, but he also knows that it is used by emergency service and the Mechanicsburg track team uses the road to practice and stay off the main road.

Tom Zerbe, 995 Boiling Springs Road, asked who enforces or fines the Party Barn since they are breaking ordinance rules. Mr. Pykosh said that Mr. Rogalski is the Codes Enforcement Officer, but there are also other means of enforcement dependent upon the violation, such as filing a case at the District Justice or going directly to the Cumberland County court.

Lance Geesey, 196 Clouser Road, mentioned the Clouser Road survey about changing the road to a one-way road. He asked if other factors have been taken into consideration like property values and emergency service access. Mr. Kehoe said the first step is to gather data and feedback and then other factors of changing the road to a one-way would be looked at.

ADJOURN

The meeting was adjourned at 7:45 PM.

Respectfully submitted,

Karen M. Lowery, Secretary

TO: Board of Supervisors
 FROM: Greg Hertzler, Road master
 Date: 8-1-23
 SUBJECT: Road master's Report

PROJECTS BEING WORKED ON

PROJECTS	NOTES	ESTIMATED COMPLETION DATE
Oil and Chip Rds.		8/4/2023
Sweep oil and chip rds.		8/31/2023
Stain stage at Joe Carr		8/25/2023
Camera sewer laterals	White rock Sewer project	8/31/2023
Mark roads for line painting		8/31/2023

PROJECTS COMPLETED

PROJECTS	NOTES	COMPLETION DATE
Dig sump at Shumberger lane pipe		7/3/2023
Take skid loader to Deere	Warranty work	7/3/2023
Relocate new picnic/ game tables	Scout Project	7/5/2023
Mow weeds	Around Joe Carr park	7/5/2023
Spray parks		7/5/2023
Work on #4		7/7/2023
Sweep roads	Wash out after heavy rains	7/10/2023
Drug ball fields		7/10/2023
Cut brush in front of signs		7/11/2023
Help with storm water bills		7/12/2023
#3 to shop	Alignment	7/13/2023
Dig out for blacktop	Monroe estates storm water project	7/17/2023
Pave Monroe estates ditches		7/18/2023
Asper Drive	Fix sewer issues with contactor	7/19/2023
Met with Genesis	Look at grass spots Joe Carr	7/20/2023
Camera sewer line Church St	One call	7/21/2023
Pick up skid loader from shop		7/21/2023
Ditches roads	Eppley Rd , Fisher Rd	7/24/2023
Plans to court house		7/25/2023
Install new inlet	Stoner Rd Ext.	7/27/2023
Demo new road mower		7/27/2023
Finish mowing roads		7/28/2023
Met Russell Standard	Mark roads for oil and chip	7/28/2023



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MEMORANDUM

TO: Monroe Township Board of Supervisors

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

DATE: August 2, 2023

SUBJECT: July Activity Report
File Reference No. MNTWP MTG23

The following activities were performed during the period between 7/1/23 and 8/2/2023:

ENGINEER

1. Reviewed one revised subdivision plan, and one new Stormwater Management Permit application.
2. Finalized DEP permit for stream bank restoration activities at Leidigh Park.
3. Performed survey work for Spring Circle PRP project.

ZONING

1. Issued 5 Zoning Permits and 10 Building Permits for a total of \$1,290,920 in new construction.
2. Responded to phone calls and attended three meetings regarding requirements for zoning/building permits and zoning and subdivision and land development regulations.
3. Held Tuesday office hours.

CAPITAL PLANNING

1. ACTION ITEM: Contact property owners for future BMP projects including West Shore Evangelical Free Church and Williams Grove Speedway.
2. ACTION ITEM: Apply for DEP Public Water Supply Permit for connection of new well to Municipal Building.
3. ACTION ITEM: Apply for DEP General Permit for Streambank Restoration Activities at Leidigh Park and Criswell Drive.
4. ACTION ITEM: Obtain owner permissions to commence Spring Circle PRP project.

cc: File