

TOWNSHIP OF SOUTHAMPTON MINUTES  
FOR THE REGULAR MEETING OF THE BOARD OF SUPERVISORS  
SOUTHAMPTON TOWNSHIP MUNICIPAL BUILDING

6:00PM

January 26, 2016

**MEMBERS PRESENT**

Paul Witter – Chairman  
Greg Richardson – Vice Chairman  
Samuel Cressler – Secretary Treasurer

**OTHERS PRESENT**

Doug Shields – Code Enforcement  
Maria Misner – Planning/Recording Secretary  
Kathy Durf – Township Staff

**VISITORS PRESENT**

Scott Bert – CBA  
Kurt Williams – Salzmann Hughes/Matrix  
Steve Wolfe – DEBEI  
Dave Thomas Matrix  
Carl Bert – CBA

**Chairman Witter called the meeting of January 27, 2016 to order at 6:00pm and announced the meeting was being recorded.**

**PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**VISITOR REMARKS**

There were no visitor remarks.

**APPROVAL OF THE BOARD OF SUPERVISORS MINUTES FOR THE REGULAR MEETING OF JANUARY 12, 2016.**

The minutes for January 12, 2016 were approved after a change in the members present.

**OLD BUSINESS**

TE-160 Permit Denial – Thornwood Road & Orrstown Road  
Chairman Witter stated that the permit to PennDOT was denied.

Mr. Cormany reported that the response from PennDOT was that there is a handbook to follow. There are interim measures to be taken before installing a blinking light.

The first method is a stop bar, which is a thick white line used as an indicator to motorists to stop at. Also, the words, "Stop Ahead" could also be painted on the road. Mr. Cormany believes PennDOT wants to the Township to try those measures first to see if they are effective before the blinking light.

Mr. Cormany spoke with the Township Traffic Engineers and they told him that no permits were required for the suggested methods. PennDOT's letter indicated that flashing lights are a last resort.

Supervisor Cressler said that as a board, they feel the improvements are justified and are not willing to risk more lives just to test these alternative methods, but they feel their hands are tied.

Supervisor Witter will get prices from Alpha Space to put lines on the road.

Solicitor Redding stated that after the first denial from PennDOT, the supervisors asked her to write to PennDOT and ask for the data details of the traffic study they completed. She did do that, but has not received any response from PennDOT. She did not feel any further research on the Township's part would make any difference in the PennDOT decision.

### **NEW BUSINESS**

Emergency Help – During the previous weekend snowstorm, emergency help was desperately needed. Randy Brandt and Jason Gettel both helped the Township.

Samuel Cressler stated that Randy Brandt was put on the emergency help list last year, but never needed. No hourly rate was ever determined for them. They will only work on an emergency basis.

Supervisir Richardson asked if Jason Gettel and Randy Brandt had a CDL?

Paul Witter replied that Randy Brandt does have a CDL, but Jason Gettel does not, but he drove a backhoe and a loader.

MOTION: Samuel Cressler moved to pay Randy Brandt and Jason Gettel \$16.00 an hour. Paul Witter seconded the motion which passed. Greg Richardson opposed the motion.

### Bulky Trash Days for 2016

Maria Misner reported that she has confirmed with Parks Garbage that April 8<sup>th</sup> & 9<sup>th</sup> and September 30<sup>th</sup> and October 1<sup>st</sup> will work for them. She has also contacted Vintage Tech just to see about getting another electronics collection event set up. She has not heard back from them.

Samuel Cressler stated that the prescription drug collection was successful and asked if that would be possible again. Supervisor Richardson said he would check into it.

MOTION: Supervisor Witter moved to approve hosting Bulky Trash on April 8 & 9 and September 30 and October 1. Supervisor Richardson seconded the motion which passed unanimously.

2016 Enduro Event – Supervisor Cressler stated that this is a bicycle event that happens every year. It is simply confirmation that it passes through our township.

MOTION: Supervisor Cressler moved to acknowledge that the 2016 Enduro Race will be passing through Southampton Township. Supervisor Richardson seconded the motion which passed unanimously.

Tax Collector Fee Schedule – Supervisor Cressler reported that Debbie Heckman has asked the township to consider passing an ordinance so she can charge for services like making copies.

Solicitor Carol Redding had a copy of another township's ordinance. She will talk with Debbie to see what exactly is needed.

MOTION: Supervisor Witter moved to authorize Carol Redding to draft an ordinance for Township review at the next morning meeting. Supervisor Cressler seconded the motion which passed unanimously.

## **SUBDIVISION**

SD2016-001 Paul Weaver – Waiver of Stormwater – Section 906.2  
Steve Wolfe was present to explain the stormwater waiver request and demonstrate that there is no anticipated additional stormwater runoff generated from the proposed pole barn that will cross a property line.

MOTION: Supervisor Witter moved to approve the stormwater waiver for SD2016-001 Paul Weaver. Samuel Cressler seconded the motion which passed unanimously.

## SD2016-002 – CVRDC - Subdivision Plan Lot 6

This plan has been previously approved and recorded. Mr. Tim Cormany explained that this is a new plan submission that has been requested by the Matrix Company and a Title Company because of a blanket easement across the properties in the areas between the building's set-back lines and property lines.

The Title Company would like easements shown for the particular user with a document that spells out the maintenance responsibilities. The subdivision plans have been resubmitted to reflect the new easements as well as a note stating that this subdivision supersedes all previous subdivisions. There are certain easements that have yet to be finalized.

This plan also required two modification requirements. One was for requirements for scale, and the other was for topographic contours.

Mr. Kurt Williams from Salzman Hughes office stated they are hoping to settle in the sale of the land from CVRDC to Matrix in the middle of February. The approval of the plans in a timely manner is a huge linchpin in the closing process.

**MOTION:** Supervisor Cressler moved to approve the Waiver of Plan Scale (600.1). Supervisor Witter seconded the motion which passed unanimously.

**MOTION:** Supervisor Cressler moved to approve the Waiver of Existing Topographic Contours (600.4.E). Supervisor Witter seconded the motion which passed unanimously.

**MOTION:** Per the recommendation of Mr. Tim Cormany and the Planning Commission, Samuel Cressler moved to approve SD2016-002 CVRDC Subdivision Lot 6 contingent upon the new plan dates, and any outstanding comments from Tim Cormany's letter of January 19<sup>th</sup>, and the approval of the remaining easements. Supervisor Richardson seconded the motion which passed unanimously.

SD 2015-017 Matrix Development – Subdivision Plan 1D (Amended)

This plan has the same issues with the Title Company and blanket easements that Lot 6 did except Lot 1D has never been recorded, so this is being reviewed as an amendment plan.

**MOTION:** Per the recommendation of Mr. Tim Cormany, Samuel Cressler moved to approve SD2015-017 Matrix Development – Subdivision conditionally upon any outstanding comments from Mr. Cormany's letter of January 19<sup>th</sup> being satisfied along with any remaining easement issues being resolved. Supervisor Richardson seconded the motion which passed unanimously.

## SD2015-23 Matrix Development Lot 6 Land Development

MOTION: Supervisor Cressler moved to approve the Waiver of Plan Scale (600.1). Supervisor Witter seconded the motion which passed unanimously.

The buffer provides screening, but it is further back than what is required. Mr. Cormany felt it was suitable, but still needed a modification. The plans need to be revised to indicate a 6-foot planting height for the evergreens.

Mr. Cormany also suggested an opaque material to further eliminate vehicle light intrusion onto the affected neighbors.

Mr. Scott Bert explained that the parking lot lights should be 10-15 feet lower than the houses and the parking lot is sloped downward into the basin. He continued that this is at the request of Mr. Wadel, a neighboring resident, who was in attendance at the zoning height variance. He requested that too many trees not be planted that would block his sunset.

Mr. Dave Thomas stated that they were willing to supplement the fence with the opaque material if necessary; they are asking to wait and see if the proposed fence will be sufficient. They will install it at the request of the Supervisors.

MOTION: Supervisor Cressler moved to approve the waiver of screening location, and the Supervisors reserve the right to require opaque screening in the fencing in needed. Supervisor Richardson seconded the motion which passed unanimously.

MOTION: Supervisor Richardson moved to approve the final land Development Plan for Matrix Development Group Lot 6, provided all comments are satisfied from per Tim Cormany's letter of 1/13 and Ryan Clark's letter of 1/19 and that emergency access is engineered that will satisfy emergency provider requirements. Supervisor Witter seconded the motion which passed unanimously.

### United Drive Roadway Extension

Mr. Cormany said the United Drive Roadway Extension Plan was reviewed as a Roadway Plan not a Land Development Plan. It will still need bonding and an agreement that outlines dedication to the Township and the Business Park maintaining it until the road is completed to Mainsville. Other approvals will still need to be met, such as NPDES permits and utility approvals.

Mr. Cormany continued that it is the intent of CVRDC to maintain the stormwater basin. The other issue is a request for additional calculations for the floodplain with smaller storms.

A final approval will be needed, but at this time they are still working through the details.

Paul Witter asked about the possibility of the road flooding?

Mr. Scott Bert replied that the road should be approximately 10 feet higher in elevation than the 100 year flood elevation.

Mr. Shields asked about "No Parking" signs along United Drive?

Paul Witter requested "No Parking" and "No Outlet" signs posted on the Final Plan.

Mr. Cormany replied that the traffic engineer would do a study and determine speed limit and no parking signs.

Mr. Cormay recommended tabling the plan until more of the comments are satisfied.

MOTION: Samuel Cressler moved to table Phase 3 Roadway Plan.  
Supervisor Richardson seconded the motion which passed unanimously.

#### CVRDC Master Plan Review

A revised Master Plan was reviewed. The number of lots has changed since the last review in 2013 and United Drive is extended. Mr. Cormany stated they have no concerns with the plan.

MOTION: Supervisor Cressler stated that they acknowledge they have seen the master plan and requested that Mr. Bert take back to the developers that he would like to have them plant trees behind the houses on Mainsville Road so that when the development finally gets to that point, buffering will not be an issue. They could even be small trees now. Supervisor Richardson agreed.

#### **ACTION ON PAYING BILLS**

MOTION: Supervisor Witter moved to pay the general fund in the amount of \$30,032.52. Supervisor Richardson seconded the motion which passed unanimously.

The meeting was adjourned by Supervisor Witter at 7:39pm.

Respectfully Submitted

Maria Misner  
Recording Secretary