

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

5:00 p.m.

July 27, 2021

MEMBERS PRESENT

Samuel Cressler – Chairman
Randy Brenize – Vice Chairman
Roger Hall

OTHERS PRESENT

Melissa Kelso Esq. – Township Solicitor
Kathy Durf – Secretary/Treasurer
Maria Misner – Planning/Zoning

VISITORS PRESENT

Dave Thomas – Matrix
Kurt Williams – Salzmann Hughes
Eric Stump – HRG
Scott Bert – HRG
Paul White – WEFR
Corporal Snyder - PSP

Chairman Cressler called the meeting of July 27th, at 5:00 p.m. and announced the meeting may be recorded.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

VISITOR REMARKS

Corporal Snyder of the Pennsylvania State Police introduced herself and asked if there are any Township concerns.

The supervisors stated the speed machine reported a couple high speeds on Thornwood between Orrstown and Roxbury Roads and also on Pineville Road.

Corporal Snyder replied that if the Township continues to see high speeds or sees time patterns to contact them.

APPROVAL OF THE BOARD OF SUPERVISORS MINUTES FOR THE REGULAR MEETING OF JULY 13th, 2021.

MOTION: Supervisor Brenize moved to approve the minutes of July 13th as presented. Supervisor Hall seconded the motion which passed unanimously.

OLD BUSINESS

Resolution 21-004 Kuhn Communications Cable Franchise Transfer

Solicitor Kelso has done some research, but has not found a continuation of the cable franchise agreement. She has left messages for Mr. Kuhn but has not heard back from him yet. She recommended taking no action until the next meeting.

NEW BUSINESS

Resolution 21-005 West End Fire & Rescue Tax Status

Solicitor Kelso stated the advertisement for the resolution has been made. This resolution authorizes the holding of a public hearing. The hearing is required to ratify their status so they can qualify for a tax-exempt loan.

MOTION: Supervisor Cressler moved to approve Resolution 21-005 West End Fire and Rescue Tax Status. Supervisor Brenize seconded the motion which passed unanimously.

Possum Hollow Road Closure & Signs Request – Corn Festival

The Corn Festival is requesting the same road closing and signage requests as for the Shippensburg Fair.

MOTION: Supervisor Cressler moved to close Possum Hollow and sign per the Corn Festival request. Supervisor Hall seconded the motion which passed unanimously.

Sweeper Truck

Supervisor Brenize reported that they have tested quite a few sweeper trucks. They have chosen the Swartz Monsoon as the best option.

MOTION: Supervisor Brenize moved to purchase the Swartz Monsoon sweeper truck in the amount of \$272,6212.00. It will be delivered in January. Supervisor Hall seconded the motion which passed unanimously.

Furnace Run Water/Sewer (ARP Funds)

Supervisor Cressler stated the American Rescue Plan has very limited qualified usage opportunities. One of the approved uses is for utilities. He would like to move forward in developing a comprehensive sewer plan throughout Furnace Run Park with Martin & Martin, Township Engineer.

MOTION: Supervisor Brenize moved to proceed with planning the sewer utility for Furnace Run for the ARP Funds. Supervisor Cressler seconded the motion which passed unanimously.

SUBDIVISION

SD2021-004 – Matrix Shippensburg Lot B – Land Development

This plan was tabled at the June meeting. A lengthy discussion about a traffic study left questions remaining. All modification requests were approved. Martin & Martin comments have been satisfied, only outside agency approvals and bonding remain.

MOTION: Supervisor Cressler moved to remove SD2021-004 Matrix Shippensburg Lot B from table. Supervisor Brenize seconded the motion which passed unanimously.

Per the request of the Supervisors, Greg Creasy, Township Traffic Engineer reviewed the Trip Generation Assessment and offered the following comments in his letter dated July 6, 2021:

1. *There is not a significant difference in the trip generation estimates for the currently proposed Matrix buildings versus the previously proposed warehouse buildings on United Business Park Lot 1 and the Byers Farm Tract.*
2. *The additional access driveway onto SR 0696 proposed as part of the Matrix Building 1 (Project Conduit) should be constructed to provide a secondary access for these parcels and remove some traffic from the SR 0696/Interstate 81 Northbound Off-Ramp/United Drive intersection.*
3. *As indicated in the Trip Generation Assessment, the projected traffic volumes at the intersection of SR 0696/Interstate 81 Northbound Off-Ramp/United Drive are beginning to approach the volumes in the original Transportation Impact Study (TIS) for the United Business Park. Based on the recent counts and current projections for the proposed land uses in United Business Park, the intersection is expected to be able to continue to accommodate traffic volumes as projected in the initial TIS.*
4. *Actual traffic volumes for the types of land uses proposed in United Business Park can vary greatly based upon the operational characteristics of the tenants, and are not known until facilities are up and running. Therefore, it is our recommendation that traffic volumes at the intersection should be counted for each of the following scenarios: 1) after opening of the proposed Matrix Building 1; 2) after the opening of proposed Matrix Building 2; and 3) after connection of United Drive to Mainsville Road (SR 1005).*
5. *Traffic analyses should be conducted as each of the scenarios above are realized to evaluate levels of service and queuing to verify that the intersection can continue to accommodate actual traffic volumes in United Business Park.*
6. *The traffic counts and analyses recommended in Comments 4 and 5 should be funded by the owner and/or tenants of United Business Park as the evaluations are being completed to verify the assumptions of the initial TIS and subsequent Trip Generation Analysis Reports that have followed for each of the development parcels. If analyses indicate that any intersection or traffic signal improvements are needed to adequately accommodate actual traffic volumes, any such improvement should be funded by the owner and/or tenants of United Business Park.*

Eric Stump, HRG, presented a traffic history for United Business Park.

Dave Thomas, Matrix, presented newly designed directional signage at the request of the supervisors at the previous meeting. He also reiterated his offer of \$10,000 for a future traffic study.

MOTION: Supervisor Brenize moved to approve SD2021-004 Matrix – Lot B – Land Development with the \$10,000 commitment from Matrix for a future study, all outside agency approvals and bonding obtained. Supervisor Hall seconded the motion which passed unanimously.

Resolution 21-006 – Plan Revision for New Land Development DEP Planning Module for Aryln Ebersole

Maria explained this is for a small flow treatment system. It was approved by Vince Elbel, Township Sewage Enforcement Officer.

MOTION: Supervisor Cressler moved to approve Resolution 21-006 Planning Module for Aryln Ebersole. Supervisor Hall seconded the motion which passed unanimously.

SD2021-006 - William & Lory Naugle – Subdivision

Vince Elbel signed off on the Form B since all lots access public sewer.

Maria reported that the only outstanding comment from Tim Cormany is a \$500 fee in lieu of recreation.

MOTION: Supervisor Cressler moved to approve the Form B. Supervisor Brenize seconded the motion which passed unanimously.

Solicitor Kelso recommended a recorded Driveway Maintenance Agreement between the four affected lots.

MOTION: Supervisor Hall moved to approve SD2021-006 William & Lory Naugle subdivision provided a \$500 fee in lieu of recreation is paid and a recorded driveway agreement is obtained. Supervisor Cressler seconded the motion which passed unanimously.

REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES

Solicitor Kelso

- Revised the park rules.
- Sent a letter to the responsible parties of the Rice Road accident.
- She will get with Maria to discuss any changes to the Park Plan prior to recording.
- The couple who wanted to get Granny Flat approval have chosen to remove the utilities and leave the structure as a shed.

Kathy Durf

Reported that both of the previous violations have been taken care of.

An active violation is that 4-Wheelers are running on the property adjacent to Stony Point. The owner of the property doesn't care; however, people are riding 4-wheelers on the road to get to this property.

Corporal Snyder responded that they will have cars cruise the area.

ACTION ON PAYING BILLS

MOTION: Supervisor Brenize moved to pay the general fund in the amount of \$623,205.61. Supervisor Hall seconded the motion which passed unanimously.

The meeting was adjourned by Supervisor Cressler at 6:43 p.m.

Respectfully Submitted

Maria Misner
Planning/Zoning/Recording Secretary