

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

5:00 p.m.

Aug 23rd, 2022

**MEMBERS PRESENT**

Samuel Cressler – Chairman  
Randy Brenize – Vice Chairman  
Roger Hall

**OTHERS PRESENT**

Melissa Kelso Esq. – Township Solicitor  
Jamie White – Code Enforcement  
Maria Misner – Planning/Zoning

**VISITORS PRESENT**

Melvin Wadlinger – Resident  
Roberta K. Cohick – 147 Mainsville Road  
Robert Zimbicki – 147 Mainsville Road  
Randy Butts – 244 Mainsville Road  
Kurt Williams – Salzman Hughes  
Scott Bert - HRG  
Dave Thomas – Matrix  
Brian Zullinger – 131 Mainsville Road  
Becci Zullinger – 129 Mainsville Road  
Matt Banks – 129 Mainsville Road

**Chairman Cressler called the August 23rd meeting to order at 5:00 p.m. and announced the meeting was being recorded.**

**PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**VISITOR REMARKS**

Mr. Robert Zimbiki questioned the meeting times and asked how they were set.

Supervisor Cressler explained the meeting time was set at the organization meeting in January for coming year.

Mr. Brian Zullinger asked questions regarding the settlement between USXpress and Southampton Township.

Supervisor Cressler stated he, nor the staff, have the level of detail of the plan and settlement at the meeting that Brian is asking questions about, but he is welcome to come to the Township building to look at the plans and correspondence.

## **APPROVAL OF MINUTES FOR THE REGULAR MEETING OF AUGUST 9, 2022**

MOTION: Supervisor Hall moved to approve the minutes of the August 9th meeting as presented. Supervisor Brenize seconded the motion which passed unanimously.

### **OLD BUSINESS**

There was no old business.

### **NEW BUSINESS**

#### Building Permit Message

Supervisor Cressler stated the Township has had complaints about contractors starting before 6:00 a.m., when the noise ordinance is in effect. He would like to add language on the Land Use Permit regarding construction hours.

MOTION: Supervisor Cressler moved to add a note to the Land Use Application and Permit that highlights the start and end time for construction. Supervisor Brenize seconded the motion which passed unanimously.

#### Chesapeake Bay Foundation – Contractor Agreement

Solicitor Kelso stated this is a Chesapeake Bay Foundation template contract for using Furnace Run Park for a day. A Scope of Work is included. The contract/agreement is satisfactory except for Pennsylvania should replace Maryland under Item 13.

MOTION: Supervisor Brenize moved to approve the Chesapeake Bay Foundation contract/agreement with PA replacing MD. Supervisor Hall seconded the motion which passed unanimously.

#### PennDOT Reimbursement Agreement

Maria reported that the SCPRA has received an \$840,000 grant from PennDOT for the Rail Trail construction. This is a reimbursement grant to be completed with a PennDOT Business Partner. This allows for advertising for RFPs through PennDot's Engineering and Construction Management System (ECMS).

She asked if the Township would be willing to act as the go-between for SCPRA and PennDOT as the business partner? If so, there is a registration process that may take several months to be approved.

Supervisor Cressler stated the Township has acted in this capacity before with a bridge project.

MOTION: Supervisor Brenize moved to register as a business partner with PennDOT to facilitate the \$840,000 construction grant for the Cumberland Valley Rail Trail.

#### Paul Witter Ag Security Area Inclusion Request

Maria Misner stated that according to the Pennsylvania Farmland Preservation Requirements, Paul Witter officially notified the Township that he would like his farm, parcels 21-0N06.-083, 21-0N06.-119A and 21-0N06.-084 to be included in the Southampton Township Agricultural Security Area. She has reviewed the parcels and they meet the requirements: At least 10 acres, viable agricultural land, 50% soils in capability classes I-IV and zoned for agriculture.

The parcels will automatically be included from that date in 180 days.

#### Insurance Renewal

In September, 2021 the Selective insurance policy was \$24,035.00. The quote this year from Selective is \$26,487.00, a difference of \$2,452.00. The increase is from adding cyber insurance up to \$50,000, increasing crime coverage (per SEK) from \$25,000 to \$100,000 and includes the new street sweeper.

MOTION: Supervisor Brenize moved to approve the Selective quote in the amount of \$26,487.00 reflecting the increase in coverage. Supervisor Hall seconded the motion which passed unanimously.

### **SUBDIVISION AND LAND**

#### Matrix Lots 11 & 12 Conditional Use Discussion

Resident Mel Wadlinger stated the group that lives on Mainsville Road wanted to review and discuss the conditions of Matrix Lots 11 & 12 and United Drive.

No adjoining citizens from the affected area of Mainsville Road were present at this meeting.

Supervisor Cressler stated the Conditional Use Hearing was held on July 20<sup>th</sup>, and many residents had the opportunity to comment. Thirty-five days have passed since the Conditional Use Hearing and there was no discussion brought up at the August 9<sup>th</sup> Board of Supervisors meeting. The time between then and now was the review time. If the conditions are not set within 45 days, the plan is automatically approved without conditions. There is not another meeting within that timeframe for conditions to be added. The decision and conditions must be made that night.

Resident Mel Wadlinger raised concerns regarding the set-backs and whether they violated the Township's Zoning Ordinance. The Supervisors indicated that they have relied on the advice of their Solicitor. The Supervisors further indicated that some concerns raised by Mr. Wadlinger may be addressed at the land development phase, though certain aspects of the Plan would stay as-is approved at this juncture.

MOTION: Supervisor Cressler moved to approve Option 2 Conditional Use for Lots 11 & 12 with the previous two conditions from the prior plan:

1. *The township emphasizes the need for significant signage to help ensure that tractor trailers and other commercial traffic travel towards the Interstate 81 Exit 24 and avoid Mainsville Road to the extent possible. Applicant will be responsible for any engineering associated with the design, frequency, placement, style and costs of such signage as approved by the township during the plan approval process. The township expects that this condition be solidified in the land development process.*
2. *Applicant shall maintain enough berm on the proposed United Drive Extension such that a bike lane or pedestrian walkway may potentially be installed later.*

And two new conditions:

3. *Plan shall include filling the gaps of trees and vegetation in the existing buffer on the east end of the property where it borders existing homes on Mainsville Road thereby creating a continuous natural buffer between uses.*
4. *Plan shall eliminate trailer dock doors along the proposed building from the northeast corner of the proposed building continuing south until there is a 200' distance from the building and the southwest corner of the protruding change of the zoning district. This condition may be renegotiated in the event that both the property owner at 925 Mainsville Road and the developer agree on a change.*

#### James Weaver – Land Development As-built

Maria informed the Board that James opted to construct his own stormwater retention according to his plans rather than obtain financial security. Martin & Martin have reviewed the as-built and found that there is \$6,314.44 worth of E & S controls that need to be completed. Once that is obtained, he can get his Land Use Permit.

SD22-017 Loren Leid – Stormwater

Mr. Leid is adding a building to his already approved plans. Martin & Martin felt it should just be reviewed for Post Construction Stormwater Management Plan to handle the additional runoff. Franklin County Conservation District required sheets 1 and 4A to be added to his plans.

Martin & Martin have reviewed the plans and their comments have been satisfied. Financial security in the amount of \$15,955.26 is required.

MOTION: Supervisor Cressler moved to approve SD22-017 Loren Leid's PCSM Plan provided any outstanding comments from Martin & Martin are addressed and financial security is obtained.

**AGENDA AMENDED ITEMS**

There were no agenda amended items.

**REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES**

Solicitor Kelso reported that she has not heard back from Carl Bert regarding the Furnace Run survey, nor has she heard back from Wadel's regarding the Furnace Run Maintenance Agreement.

Planning/Zoning

Maria Misner stated that after all the discussion regarding signs and truck routing. She got online to see if the Township could do anything regarding GPS routing. She found a governmental GPS truck routing system that you can put information into to try to route trucks around residential areas. She and Jamie will work on that.

Newsletter postcard was sent to the printer

Code Enforcement

Jamie White gave a report on violations.

Payment from Lindsay Lot Road cutting is due at the end of the month.

**ACTION ON PAYING BILLS**

MOTION: Supervisor Hall moved to pay the general fund in the amount of \$27,192.43. Supervisor Cressler seconded the motion which passed unanimously.

The meeting was adjourned by Supervisor Cressler at 5:42 p.m.

Respectfully Submitted

Maria Misner

Planning/Zoning/Recording Secretary