

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

5:00 p.m.

March 26th, 2024

**MEMBERS PRESENT**

Samuel Cressler – Chairman  
Randy Brenize – Vice Chairman  
Roger Hall

**OTHERS PRESENT**

Melissa Kelso Esq. – Township Solicitor  
Kathy Durf – Secretary/Treasurer  
Jamie White – Code Enforcement  
Maria Misner – Planning/Zoning/Recording Secretary  
Mari Over – Court Reporter

**VISITORS PRESENT**

Gary Sensenig - 1440 Coldsmith Road  
Duane Zimmerman – 3701 Roxbury Road  
Delvin Zullinger -C & Z Surveying  
Wayne Leid – 14159 Paxton Run Road  
Thomas Rine – PHVFC

**Chairman Cressler called the meeting of March 26th, to order at 5:00 p.m. and announced the meeting may be recorded.**

**PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**VISITOR REMARKS**

Thomas Rine – Pleasant Hall Fire Chief 11 – Thanked the Supervisors for the citation award for Pleasant Hall firefighters for their participation in fighting a fire that may have saved some lives.

Mr. Rine also gave the supervisors a report of calls ran, man hours, fire prevention hours and other issues the Pleasant Hall Volunteer Fire Company has encountered.

Mr. Rine said he is going to put in writing a request from the Township, for support for more portable radios with ARPA money .

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF MARCH 12TH.**

MOTION: Supervisor Hall moved to approve the minutes of the March 12th meeting as presented. Supervisor Brenize seconded the motion which passed unanimously.

## **OLD BUSINESS**

### Furnace Run Water/Sewer/Welcome Center Update

Maria Misner stated that the due date for receiving bids is April 2<sup>nd</sup>. David Black questioned extending the deadline based upon the issuance of the NPDES permit. She contacted DEP to see if she could get some sort of expected timeframe for the issue of the NPDES permit. Based upon their response which was no sooner than two weeks, David Black recommended extending the bid due date to April 16<sup>th</sup> at noon. He and Solicitor Kelso can review the bids and the supervisors can award at the April 24<sup>th</sup> meeting.

MOTION: Supervisor Cressler moved to approve moving the bid deadline out two weeks to April 16th, Supervisor Hall seconded the motion which passed unanimously.

## **CONDITIONAL USE HEARING 5:07 P.M.**

### Scenic Lane School

This hearing was for a single Mennonite community schoolhouse. The building is approximately 1,200 s.f. on 141 acres of farmland of which 1.41 acres will be leased to the school. Under §39-702.B of the Township Code, such a use is classified as a conditional use in the Agricultural/Woodland Conservation (A) district.

Maria Misner reported that Tim Cormany submitted a letter outlining items that would need to be addressed during the Land Development stage but did not recommend any specific comments.

The Planning Commission also reviewed but did not have any additional comments or suggestions.

They are proposing one privy that has been approved by DEP.

Delvin Zullinger presented the plan, indicating where the leased area of the school is located. There will be no pavement, only one horse and buggy possibly for the teacher and between 20-25 students.

The Supervisors had no additional comments.

MOTION: Supervisor Hall moved to approve the Conditional Use without further conditions or recommendations. Supervisor Cressler seconded the motion which passed unanimously.

## **NEW BUSINESS**

### Vehicle Purchase

Supervisor Hall reported that the Township was offered \$8,000 for the Malibu and the Ford Escape as a trade in for a 2020 Ford Explorer with 32,000 miles through Parson Ford.

MOTION: Supervisor Cressler moved to trade in the Township Malibu and Escape towards a used 2020 Ford Explorer in the amount of \$19,538.70. Supervisor Hall seconded the motion which passed unanimously.

### Utility Trailer Purchase

Supervisor Hall stated this is for a 24-foot-long Belmont utility trailer for moving Township equipment and supplies. The Township budgeted \$16,000 for one and this is on sale for \$11,800.

MOTION: Supervisor Hall moved to purchase the Belmont Trailer for \$11,800. Supervisor Brenize seconded the motion which passed unanimously.

### Public Works New Hire

Supervisor Cressler stated they interviewed candidates for the Road Crew months ago. One interested candidate who turned down the offer of employment at that time has since expressed interest.

Solicitor Kelso said there is no requirement to re-advertise if the Township reaches out to the candidate.

No action taken.

### Facility Director

There was a discrepancy in the job description that will need to be addressed. Tabled until the next meeting.

### Bulky Trash Hauler

Supervisor Brenize stated that the Township started to fall behind at the last Bulky Trash event on Saturday. He felt it was due to not having enough dumpsters or drivers from Parks. They have now confirmed that they should be able to have the number of drivers and dumpsters to handle Bulky Trash. Supervisor Brenize would like to give Parks another chance.

## **SUBDIVISION AND LAND DEVELOPMENT**

### SD2023-008 Christ & Lydia Weaver

Maria Misner reported that Christ and Lydia Weaver have requested a full release of their bond. The Township is holding \$2,994.50 for their financial security.

In his letter dated March 13<sup>th</sup>, 2024, Joe Miller, of Martin & Martin stated he has inspected the property and is recommended full release of the funds.

MOTION: Supervisor Cressler moved to release \$2,994.50 for Christ and Lydia Weaver. Supervisor Hall seconded the motion which passed unanimously.

### SD24-002 Jeryl & Glenda Martin - Subdivision

Gary Sensenig was present to explain the plan to the supervisors. He has already revised the plans since the Planning Commission reviewed them the previous week.

Mr. Sensenig stated the first sheet demonstrates the existing conditions. The intent is to subdivide and reconfigure the property to create Parcel B-1. The hatched area across B-1 is over an existing shale path that they are going to retain as an access easement to their remaining parcels owned by Glenda Martin.

Supervisor Cressler would like the easement to be complete and more specific to those parcels.

Solicitor Kelso recommended a separate easement agreement that follows the UPI. The easement should extend across the two parcels until it attaches to A-1 and add the UPI numbers to the plan.

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

MOTION: Sam approve with subject to the easement being depicted over the adjoining parcels giving access to A-1 and inclusion of the UPI numbers along with a separate easement agreement to be approved by Solicitor Kelso and Tim Cormany. Supervisor Brenize seconded the motion which passed unanimously.

## **AGENDA AMENDED ITEMS**

There were no amended agenda items.

## **REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES**

### **Supervisors**

#### DOIT Event

Supervisor Brenize said Curt Cramer asked if the Township would help DOIT on April 27<sup>th</sup> to participate in a town-wide, clean-up event.

#### Mark Smith Roll-Offs

Randy said there are more roll-off dumpsters at Mark Smith's property. He has seen them going into Mr. Smith's loaded.

Maria stated that Mr. Smith submitted a letter to the Township stating that he is not in the roll-off business.

Solicitor Kelso asked for pictures. It is the best way to proceed.

### **Solicitor**

#### Mark Smith

Solicitor Kelso reported that Mark Smith filed an appeal on the three judgements. She explained the process moving forward.

#### Cat Ordinances

Solicitor Kelso looked into the cat issue. She will email an article from the Borough of Chambersburg on what a municipality can and cannot do. If you can provide proof tying it back to the owner, that is the best thing to act upon.

#### Limekiln Road Logs in Setback

Two meetings ago there was a discussion regarding a logging operation on Limekiln Road. She believes the logs beside the road would meet the definition of a structure if there was still an issue. Township ordinance is not specific on the number of driveways.

#### Junk Hearing

Mr. White and Solicitor Kelso had their hearing for junk at 542 Jonathan Street. There was default judgement for the plaintiff (Township) in the amount of \$12,266.75.

### **Planning/Zoning – Maria Misner**

#### Tree Planting

Maria Misner stated that there will be approximately 1,500 trees planted at Furnace Run Park on April 12<sup>th</sup>, 8:00 a.m. – noon. They are to fill in places where they didn't get good coverage, like the steep bank behind the small quarry.

Susquehanna River Basin Commission is sending about 15-20 volunteers. Eric Oliver asked that the Township get about 5-8 volunteers, a hand washing station and provide lunch. She is working on those things. She thinks lunch can be provided for about \$150.

### Cumberland Valley Rail Trail

Maria relayed that PennDOT said the Township could act as financier for the Rail Trail Grant rather than the recipient. It's not PennDOT's first option, they would still rather the Township be recipient, but are will to proceed. PennDOT asked that the Township contact Franklin County to see if they would be the recipient.

Supervisor Cressler said he would prefer SCPRA be the recipient of the grant and the Township be the financial provider.

### Ordinance Question

Maria had a question regarding no-impact home-based business and a resident who requested a separate address for mail for her home-based business out of a shed. The definition and ordinance are not the same.

After discussion, Maria will contact the resident and say the separate address is not permitted.

### Pre-existing Conforming Question

Maria stated that there are two mobile homes on one lot. The one in front is legal, the second is a pre-existing, non-conforming use. Someone has bought the lot and taken down the non-conforming mobile and wants to replace it.

The Township heard no one has been living there for years; however, the new owner said they have been getting water and sewer bills until they bought it, so someone has been living there.

There was discussion regarding the setbacks and what can be replaced.

Solicitor Kelso said to ask the resident to provide electric bills to show continued occupancy.

### **Code Enforcement – Jamie White**

#### Rental Permits/License/Septic-OLDS

Jamie White, Code Enforcement Officer, reported that there is one rental in process, all other permits, septic pumping and licenses are in compliance.

#### Open Violations

542 Jonathan (junk) now has a dumpster, and they are making progress in cleaning up their property.

1091 Mayapple has junk, they have 30-days to comply.

#### Open Complaints

Mr. White reported another complaint regarding feral cats on Alvin Drive. He is waiting for an address of the violators to investigate.

**Secretary/Treasurer - Kathy Durf**

Pension Plan

Secretary/Treasurer, reported that Supervisor Hall now qualifies for pension. She contacted Andrew Smar, the previous contact for pension paperwork. She got an automatic reply that he is no longer at Mass Mutual. She would like to have a representative come in because it has been a while and the Township should meet their new representative.

Supervisor Hall would like to reach out to another financial broker for a comparison.

Solicitor Kelso reminded the Supervisors that one of the pension audit's findings was that professional services were not put out in an RFP. She suggested following those requirements.

Supervisor Cressler asked for Solicitor Kelso to prepare a RFP for pension providers.

**ACTION ON PAYING THE BILLS**

MOTION: Supervisor Hall moved to pay the general fund in the amount of \$52,008.62. Supervisor Brenize seconded the motion which passed unanimously.

Supervisor Cressler closed the regular meeting at 6:05 p.m.

Respectfully Submitted

Maria Misner  
Planning/Zoning/Recording Secretary