

**BERWICK TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES NOVEMBER 8, 2021**

**CALL TO ORDER AND PLEDGE TO THE FLAG** – The Berwick Township Board of Supervisors held their regular meeting on Monday, November 8, 2021 at 6:00 p.m. in the Municipal Building, 85 Municipal Road, Hanover. Present were Supervisors Pete Socks, Tom Danner, Barry Cockley, Earle Black, Solicitor Tim Shultis, Engineer Tim Knoebel, Roadmaster Bill Scott, Zoning Officer Andrew Myers, Secretary Jean Hawbaker. Scott Kennedy was not in attendance.

**PUBLIC COMMENT (AGENDA ITEMS)** – None.

**APPROVE CONSENT AGENDA**

Tom Danner made a motion to approve the consent agenda, which consists of the minutes of October 11, 2021, bill lists, unpaid bill lists and balance sheets dated November 5, 2021, and Police/Fire/AREMS Reports for October 2021, seconded by Earle Black. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

**ROADMASTER’S REPORT/EMC UPDATE – OCTOBER**

- 1) Have been working on cleaning out gutter lines.
- 2) Working on signage.
- 3) Doing basic vehicle maintenance.
- 4) EMC Modules are almost completed.
- 5) We are waiting to get truck back from repair so we can collect leaves. Will be sending out notifications.

Pete Socks stated something that came up in his travels was Bill’s Lane off of Green Springs Road and putting a sign there. This is a state road. One of the residents contacted Chief Rabine, but didn’t get very far. Bill Scott stated this road is labeled as Stambaugh Road through the County.

Mr. Socks stated he would like to have a workshop to discuss 2022 road projects, and we can discuss this issue then.

Barry Cockley made a motion to authorize advertising a workshop on Tuesday, November 23, 2021 at 8:30 a.m. to discuss the 2022 road projects, and any other items which may come before the Board, seconded by Tom Danner. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

**CODE ENFORCEMENT/PERMITS – OCTOBER**

- 1) 10 permits and 4 violations issued in October.
- 2) Passed the test to become a Certified Zoning Official through the Pennsylvania Association of Zoning Officials.

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- 3) Lee Hoffheins is requesting a zoning change on the Berwick lot at 300 Pleasant Street in Abbottstown.

Tim Shultis stated the Board can refer this request to the township's planning commission. If the Board would like me to attend the planning commission meeting, I can certainly do so, and go over what the challenges may be. Abbottstown recently changed the zoning on this property.

Tom Danner made a motion to refer this request to the township's planning commission, seconded by Barry Cockley. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

- 4) Burkentine is requesting release of bonding for temporary use and occupancy's for 141 Kinneman Road, 7 Lobell Road and 3 Lobell Road. The township engineer signed off on them. Tom Danner made a motion to release the bonding for 141 Kinneman Road, 7 Lobell Road and 3 Lobell Road, seconded by Pete Socks. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

Tom Danner asked Mr. Myers to check on the vacant/abandoned homes to see if they are blighted or a potential hazard. Document the conditions of the property. Mr. Danner asked what percentage of documenting existing signs are completed. Mr. Myers stated about 5% completed.

- 5) **Certificates of Non-Compliance** – Mr. Myers stated we charge for certificates for pre-existing non-conforming uses. Mr. Shultis stated at the time of enactment of the Zoning Ordinance, this should have already been done. As they come in, you may want to bring it before the Board so they can weigh in on it. Need proof of the pre-existing non-conformity.

Pete Socks asked for any public comment on the discussion of the release of funds for the 3 lots. There was no public comment.

Pete Socks made a motion to amend the agenda to include Burkentine's request to release the bonding for temporary use and occupancy's for 141 Kinneman Road, 7 Lobell Road and 3 Lobell Road, and to release the bonding for these 3 lots, seconded by Barry Cockley. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

### **UNFINISHED BUSINESS**

- 1) **New Hope Ministries amended donation** – Pete Socks made a motion to amend the annual donation from \$500 to \$1,000 to New Hope Ministries, seconded by Earle Black. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

A tour of the New Hope Ministries facility is scheduled on Thursday, November 11<sup>th</sup> at 6:00 p.m.

### **NEW BUSINESS**

- 1) **Consider adopting 2022 Budget** – Pete Socks made a motion to adopt the 2022 Budget, which includes no tax increase, and a reduction in the sewer rate to \$125.00 per quarter,

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seconded by Barry Cockley. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.** (The Secretary will inform the sewer customers of the rate decrease).

- 2) **Resolution No. 21-08 – Establishing sewer rental and charges** – Earle Black made a motion to adopt Resolution No. 21-08, seconded by Barry Cockley. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**
- 3) **Public Hearing on Ordinance No. 21-05 – Fence Setbacks** – The hearing was opened to the public to comment on the proposed Ordinance. A few comments were received from the public, and the hearing was closed.

Tom Danner made a motion to adopt Ordinance No. 21-05 – Fence Setbacks, seconded by Earle Black. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

- 4) **Berwick Township/Abbottstown Borough Intermunicipal Agreement Resolution No. 21-09** – Barry Cockley made a motion to adopt Resolution No. 21-09 – Berwick Township provide interim road assistance to Abbottstown Borough, seconded by Earle Black. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**
- 5) **United Hook & Ladder Box Card Approval** – Tom Danner made a motion to approve the box card changes, seconded by Pete Socks. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**
- 6) **Lincoln Lantern Fest Event Issues** – Pete Socks brought one of the lanterns to show everyone. He contacted Torren Ecker, and there is a House Co-Sponsorship Memoranda sitting in subcommittee right now House Bill 93. If passed, it would prohibit the use of sky lanterns unless they are tethered or otherwise restricted from floating freely. We could adopt an ordinance to regulate this. A couple of residents voiced their concerns on the matter.

Tom Danner made a motion to authorize Tim Shultis to write a letter to Lincoln Speedway inviting them to attend the next regular meeting on December 13<sup>th</sup> to discuss this issue with them, seconded by Barry Cockley. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

### **ENGINEER'S REPORT/PLANS**

- 1) **Kinneman South – Pay Request** – Pay request #2 was previously approved for New Enterprise Stone & Lime Co., Inc. in the amount of \$72,745.92, subject to receiving a change order and corrected invoice, which is still being held. We just received pay request #3 in the amount of \$43,134.35. We contacted the contractor because we needed them to make corrections to that. There are a few items that we are not going to support payment for because they need to come back and finish work in the spring, and an issue of leveling paving. We prepared a change order that the Board can approve and sign.

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Tom Danner made a motion approve and sign the change order, seconded by Barry Cockley. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

Tom Danner made a motion to pay request #3 in the amount of \$28,506.10, subject to receiving a change order and corrected invoice, seconded by Pete Socks. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

- 2) **Bridges Lot 30 – Request for Waiver/Modification to Maximum Driveway Slope** – Pete Socks made a motion to grant a waiver of the requirements to § 6.B.1.d of the driveway ordinance pertaining to maximum driveway slope, seconded by Tom Danner. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**
- 3) **Bermudian Keys Lot 1 – Request for Release of Financial Security** – Kinsley Properties is requesting a release of their Letter of Credit in the amount of \$74,404.00. They intend to sell land, which is lot 1 in Bermudian Keys for the Carma Building #2 project. Barry Cockley made a motion authorizing Tim Shultis to send a letter to Kinsley Properties to get further information, seconded by Tom Danner. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**
- 4) **Harvest Chapel – Request for Bond Reduction** – Barry Cockley made a motion to approve a bond reduction in the amount of \$100,000.20, seconded by Pete Socks. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**
- 5) **Apple Automotive, Inc. – Sewage Planning Exemption** – Barry Cockley made a motion to authorize signature of the Sewer Planning Exemption for 8 EDU's, seconded by Tom Danner. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**
- 6) **Stanley Drive/Little Avenue – Report from site visit** – Tim Knoebel explained a portion of Little Avenue will need to be widened, and road side drainage. If the Board would like to know more about it, we can discuss it. Pete Socks made a motion authorizing KPI Technology to prepare a preliminary design, seconded by Earle Black. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**
- 7) **SKL Real Estate, LLC – Final Land Development Plan/Sewage Planning Module – (1565 Carlisle Pike) – Must act by 1/22/22**

The plan proposes a 76' x 50' detail shop and 30' x 26' paved area northwest of the existing Gene Latta Ford Dealership. The grinder pump and lateral will be privately owned. Tom Danner made a motion to authorize signature of the Sewage Planning Exemption for 8 EDU's, seconded by Barry Cockley. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

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Tom Danner made a motion to grant a waiver of the requirement to submit a Preliminary Plan (Section 303 of the SALDO), seconded by Pete Socks. **Roll Call: Black – yes, Cockley – yes, Socks – yes, Danner – yes. Motion carried.**

The Final Land Development Plan for SKL Real Estate, LLC will be discussed at the December 13<sup>th</sup> meeting.

**SOLICITOR'S REPORT** – None.

**PUBLIC COMMENT (GENERAL)**

- 1) **Lee Hoffheins - 300 Pleasant Street, Abbottstown** – Mr. Hoffheins asked if this would be spot zoning, even though Abbottstown Borough changed the zoning. Mr. Shultis explained it will need to be discussed. We look to Adams County Planning Commission and the Township Planning Commission to receive comments.
- 2) **Jim Wright – 70 Huff Road, Hanover** – Mr. Wright asked why the sign “no campaigning beyond this point” was not up on the day of the election. Pete Socks stated we will contact the election office and get a new one.
- 3) **Kris Raubenstine of Hanover Land Services** – Mr. Raubenstine stated Sutton Road is located in Berwick and Abbottstown, and there are conflicts with the ordinances regarding horizontal and slanted curbs. Tim Knoebel stated a waiver can be requested and will need to be approved by the Planning Commission and Roadmaster. Mr. Raubenstine stated the developer is offering to Abbottstown Borough, a fee instead of doing a traffic impact study in the amount of \$1,000 per lot. Does the township have any opinions on this? The Board instructed him to discuss this with the Planning Commission.

Barry Cockley made a motion to adjourn at 7:46 p.m., seconded by Earle Black. Motion carried.

The next regularly scheduled meeting of the Berwick Township Board of Supervisors will be held on December 13, 2021, 6:00 p.m. in the Municipal Building, 85 Municipal Road, Hanover, PA 17331.

Respectfully submitted,

Jean A. Hawbaker  
Secretary/Treasurer  
**BERWICK TOWNSHIP  
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