

Manor Township Supervisors Meeting

Monday, April 5, 2021

7:00 p.m.

Chairman George Mann called the meeting to order in the Manor Township Municipal Building at 950 West Fairway Drive, Lancaster, Pennsylvania on Monday, April 5, 2021 at 7:00 p.m. Chairman Mann introduced the Board of Supervisors and led those in attendance in the Pledge of Allegiance.

Members Present: George Mann, Allan Herr, Jay Breneman, Brandon Clark, John Wenzel

Staff Present: Ryan Strohecker, Adrienne Kautz, Chief Todd Graeff, Mark Harris,
Nate Taggart

Visitors Present: See Attached Sign-In Sheet

Previous Month Minutes - Chairman Mann entertained a motion to approve the previous months minutes. Jay Breneman so motioned, Brandon Clark seconded and the motion carried unanimously.

Financial Report and Accounts Payable - Chairman Mann entertained a motion to approve the financial reports and pay all invoices on the accounts payable report. Allan Herr so motioned, Brandon Clark seconded and the motion carried unanimously.

Public Comment

Leah Bacon, 194 Springdale Lane, wanted to convey to the supervisors that she attended the online meeting that the Lancaster County Solid Waste Management held to inform neighbors of the Frey Farm Landfill construction. Ms. Bacon learned that LCSWMA will be closing their transfer station for nine weeks. This could bring approximately 118 more trucks per day. Ms. Bacon is concerned about safety during this time on the roads with the additional truck traffic. She suggested the Township increase police coverage during these two to three months.

Christine Brubaker, 22 Birch Court, commended the Township Supervisors for the website Bender Mill Road Information Sheet. It is very comprehensive and helpful. Ms. Brubaker showed the Board a book written by Mr. Ken Miller that talks about lime kilns. In Manor Township there are 18 lime kilns. Ms. Brubaker believes we should indicate as an overlay on the planning materials where these lime kilns are located.

Old Business

New Maintenance Building

Mr. Strohecker gave an update on the proposed maintenance building. The Township will begin actively looking at plans and will start the bidding process. Mr. Herr commented that this plan started many years ago and is an integral part of what else we wanted to do at the site. Mr. Harris and the Public Works department have reviewed the plans from the architect. There

were some revisions to the plans that will provide some cost savings. The Township feels that now is a good time to get competitive bids and secure a good interest rate.

Allan Herr made a motion to proceed with securing financing and to start the bidding process. Jay Breneman seconded and the motion carried unanimously.

New Business

Police Promotion – Detective Tatara – Chairman Mann entertained a motion to promote Officer Tatara to Detective. Brandon Clark so motioned, Jay Breneman seconded and the motion carried unanimously. Chief Graeff commented that Officer Tatara has been with us for over 19 years and has been doing a great job for the past five months as a criminal investigator. Officer Tatara is well deserved of this promotion. She is well liked throughout the department and the Township.

Police Officer Hiring – Steven Haas – Chairman Mann entertained a motion to hire Steven Haas as a police officer. Allan Herr so motioned, Jay Breneman seconded and the motion carried unanimously. Chief Graeff commented that Mr. Haas had been a police officer for the past two years for the City of Philadelphia. Mr. Haas was born and raised in Manor Township. He graduated from Penn Manor High School and is looking forward to working in his hometown.

LCSWMA – Request for Ash Stockpiling - Mr. Zorbaugh updated the Supervisor's with some background on this request for Ash Stockpiling. LCSWMA has been working with Inashgo that runs the metal recovery facility. Inashgo approached LCSWMA about stockpiling some of this ash to do a trial run on processing drier ash. Inashgo can get drier ash by storing it outside for six to eight weeks. The current storage only allows for about two and a half weeks inside. LCSWMA had to approach DEP about this request. LCSWMA has one vacancy at the landfill to stock pile this ash where they haven't been currently using for the past 18 years. As DEP reviewed this and they agreed to a six-month trial. After six months DEP will reevaluate. If it has been successful, we will create a visual screen from the ash that has been stockpiled.

LCSWMA would create earthen berm that would be seeded so it blends the ash in with the existing vegetation on the landfill. It would be a 3:1 slope so it would appear that the landfill would be left to grow up and blend with the existing surrounding grass area. LCSWMA did need approval from the Township for the DEP process. LCSWMA hosted an educational session with the Township Manager, a Township Supervisor and Township staff to brief them and show them what the process would look like. LCSWMA hosted a zoom meeting for landfill neighbors to present this idea and show some slides of what this would like. LCSWMA did not receive any negative feedback from those meetings. Mr. Breneman thanked Mr. Zorbaugh for the meeting. It was very informative.

Chairman Mann entertained a motion to send proposed letter of support to DEP. Brandon Clark so motioned, Jay Breneman second and the motion carried unanimously.

LCSWMA – Request for Extended Hours – Mr. Zorbaugh informed the Board that this is will be more impactful on Manor Township, particularly on residents that live near the landfill. LCSWMA has a situation at their transfer station that has been developing over the past two years. There are structural cracks in the concrete of the tunnel roof and the concrete that supports that tunnel. The transfer station has a two lane tunnel where trucks enter to get loaded and transported.

LCSWMA had a structural engineer evaluate the situation. It became inevitable that tunnel repairs must be completed. LCSWMA began planning last year as to how this can be done quickly and efficiently. LCSWMA wanted to stage it so that they could continue operations and shut down small sections at a time in order to do the work. After talking with several contractors and engineers, that is not a viable solution. There has to be support and scaffolding erected within the tunnel. There is too much of a risk with LCSWMA trucks having possible contact with the scaffolding and having a catastrophic accident or failure of the existing concrete system.

LCSWMA is going to an alternate plan. They will shut down the facility to commercial waste haulers, do construction on a 24/7 timeline, so repairs can be completed as soon as possible. The contractor is telling LCSWMA that the construction will be finished in eight weeks. The construction project for this will be June 12th through August 15th. LCSWMA will make every attempt for homeowners and self-haulers to get to the transfer station. Instead of having 15-20 transfer trailers go to the landfill with construction material, they are going to have about 118 additional vehicles delivering that same amount of waste to the landfill each day. The current waste hours of operation are 7:00 a.m. to 4:00 p.m. Monday through Friday and 7:00 a.m. to 11:00 a.m. on Saturdays. LCSWMA is requesting from the Township to have a broader range of waste acceptance hours during the construction. They have requested the hours of operation be 6:00 a.m. to 5:00 p.m. This was also requested to DEP. Mr. Zorbaugh isn't sure if they will need that broad of a timeline, however, they need to work with the haulers to see if that time frame would work for them.

LCSWMA realizes that this will have a big impact. They want to step up and have a lot more employees working at the landfill. The staff at the transfer station will not be performing their regular duties. LCSWMA is looking to parcel them out to the landfill and to the Lancaster Waste Energy Plant. The employees will assist with traffic control and litter clean up. Particularly in Manor Township the enforcement on some of the permissible roads that waste haulers are allowed to use and ones they are not allowed to use. There will be speed checks to help enhance those. Mr. Zorbaugh has been communicating with Mr. Strohecker about additional assistance LCSWMA will provide to help with law enforcement and speeding. Mr. Strohecker commented that he appreciates LCSWMA for their willingness to work with the Township and residents on this issue. As a response to this impact the landfill is going to be putting in some playground equipment Creswell Park. Mr. Harris proposed this project a couple of years ago but because of the Township delayed the project. As a result of this hardship placed upon the

Township, the landfill will be pay for the equipment at that the Park. The Township already has a plan in place to work with the Chief of Police and LCSWMA for additional personnel on our roads for speed enforcement. Mr. Zorbaugh has been communicating this to the waste haulers since January. They are constantly getting updates, particularly referencing speeds and allowable travel routes to the landfill. Chairman Mann entertained a motion to approve the requested hours as submitted. Brandon Clark so motioned. Jay Breneman seconded and the motion carried unanimously.

Preliminary/Final Subdivision Plan - 1086 Central Manor Road – Kent Weaver with Harbor Engineering, representing Steve and Donna Jones made a presentation on the plan. Roughly a year and a half ago the Joneses subdivided Lot 1 right off of Central Manor Road. At that time, they did the Stormwater improvements for both the first house and the second house. Lot 2 is what is being proposed now because of the Clean and Green Act. Mr. Weaver is asking for a Plan Scale for the existing features to show the entire farm. Chairmann Mann entertained a motion to conditionally approve the preliminary/final subdivision plan for 1086 Central Manor Road based upon the Rettew letter dated March 16, 2021. Allan Herr so motioned, Brandon Clark seconded and the motion carried unanimously.

Revised Final Subdivision Plan -Crossgates Phase 4 – Bill Swiernik with David Miller Associates made a presentation on the plan to adjust the subdivision of four units within Crossgates Development. They were previously approved as a townhouse grouping. The Applicant would like to break from the townhouse and provide two duplex units. Mr. Swiernik commented that they did receive a review letter from Rettew. There is one design issue relative to the cross section from the proposed access driveway that David Miller Associates plans to address. Chairmann Mann entertained a motion to conditionally approve the revised final subdivision plan for Crossgates Phase 4 based upon the Rettew letter dated March 16, 2021. Brandon Clark so motioned, Allan Herr seconded and the motion carried unanimously.

2021 Materials Bid – Chairman Mann entertained motion to approve the materials as proposed in the Bid Tally Sheet for 2021. Brandon Clark so motioned, Jay Breneman seconded and the motion carried unanimously.

Act 14 Notification -PPL Electric Utilities Corp-Manor Substation - No discussion needed at this time.

Training Approvals – Administration, Police and Public Works - 108th PCPA Annual Education and Training Conference, Semi-Auto Rifle Instructor Certification Course, America’s 9/11 Ride. Chairmann Mann entertained a motion to approve all training requests as submitted. Allan Herr so motioned, Jay Breneman second and the motion carried unanimously.

Traffic Commission; Police Report; Public Works Director Report; Township Manager’s Report; Blue Rock Fire Rescue Report; and Building Permit Report – Chairman Mann entertained a motion to approve all reports and recommendations as submitted. Brandon Clark so motioned, Allan Herr seconded and the motion carried unanimously.

With no further business to discuss, Chairman Mann entertained a motion to adjourn the meeting. Brandon Clark so motioned, Allan Herr seconded and the motion carried unanimously. The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

J. Ryan Strohecker
Secretary-Treasurer

Recording Secretary
Adrienne Kautz