

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
THURSDAY, APRIL 6, 2023, 7:00 PM**

CALL TO ORDER by Chair Bonura at 7:03 PM

ATTENDANCE

Lorenzo Bonura, Chair	[X]
Jeff Mitchell, Vice Chair	[X]
Romao Carrasco	[X]

ANNOUNCEMENTS

- Chair Bonura announced an Executive Session was held subsequent to the March 16, 2023 Meeting to discuss a personnel matter, in specific an employee benefit, and to discuss a real estate matter, in specific potential right-of-way acquisition.
- Chair Bonura announced an Executive Session was held prior to this evening's meeting to discuss two personnel matters, in specific an employee benefit and Township counsel.
- Pursuant to Act 65, Mr. Carrasco made a motion to amend this evening's meeting agenda to include a presentation, and potential action item, as to the Stevens Fire Company Heliport. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

MEETING MINUTES

Mr. Carrasco made a motion to approve the March 16, 2023 Meeting minutes as presented. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

PRESENTATIONS

PureCycle – Bill Rountree, Developer, provided an overview of site work completed to date. Mr. Rountree commented on the revised traffic impact study submission to the Pennsylvania Department of Transportation, efforts to acquire land at neighboring parcels, active and pending permit applications, and a temporary access drive to serve landlocked parcels.

John Schick, Township Traffic Engineer, noted the Highway Occupancy Permit application to be submitted to PennDOT. Mr. Rountree agreed to provide a copy of this application to the Township in advance of its submission to PennDOT.

Mr. Rountree commented on the temporary access drive connecting to serve landlocked parcels. Mr. Rountree confirmed construction vehicles would not be permitted to use this access drive. Mr. Rountree confirmed trees removed in this area would be replaced.

There was discussion regarding the Developer's ongoing efforts to relocate the southern segment of Hill Road. Mr. Rountree affirmed the commitment made by the Developer to complete the work needed to relocate this segment of the roadway.

Stevens Fire Company Heliport – Vin Thomas, Air Methods, provided an overview of the Stevens Fire Company Heliport Project. Mr. Thomas commented on the proposed use of temporary structures to accommodate helicopter crews, and commented on current planning for permanent facilities for these personnel.

Mr. Thomas commented on electric service for the temporary structures. Mr. Thomas confirmed the temporary structures would not be served by public water or public sewer.

Mr. Thomas commented on response times, and on the number of flights made to date.

There was discussion as to Federal Aviation Administration and PennDOT review and approval. Mr. Thomas confirmed all outstanding items in the PennDOT May 26, 2022 review letter had been satisfied. Chad Weaver, Chief, Stevens Fire Company, will provide PennDOT's updated review letter to the Township.

Matt Creme, Township Solicitor, commented on mutual aid arrangements, code requirements for temporary structures, and accessory use case law.

Mr. Carrasco made a motion to authorize the occupancy and use of three temporary structures to support heliport operations at the Stevens Fire Company, for a period up to ninety days, subject to Air Methods obtaining all required permits. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

ACTION ITEMS

Dutch Cousin Campground (LD 2022-03) – Chair Bonura made a motion to accept a waiver of the review period for Dutch Cousin Campground, LD 2022-03. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Grande (LD 2023-01) – Chair Bonura made a motion to accept a waiver of the review period for Grande (LD 2023-01). The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Stormwater Management Easement Agreement, 28 Edie Drive – Chair Bonura made a motion to approve a Stormwater Management Easement Agreement at 28 Edie Drive. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Stormwater Management Easement Agreement, Boose Aluminum – Chair Bonura made a motion to approve a Stormwater Management Easement Agreement at Boose Aluminum. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

2023 Road Program – Mr. Ryan provided an overview of bids received for the 2023 Road Program.

Mr. Carrasco made a motion to award bids for the 2023 Road Program to (1) H&K Group, Inc., Skippack, PA, the lowest responsive and responsible bidder, in the amount of \$443,398.60, a contract for paving, and (2) Martin Paving, Inc, Lititz, PA, the lowest responsive and responsible bidder, in the amount of \$107,485.30, a contract for bituminous seal coat. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

used vehicle sale – Chair Bonura made a motion accept a bid for the sale of a 2017 Ford Taurus to Luis Juarez, Lawrenceville, NJ, the highest responsive and responsible bidder, in the amount the amount of \$6,200.00. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

emergency vehicle lighting – Interim Chief Savage provided an overview of proposed additional lighting for two police vehicles.

Chair Bonura made a motion to approve the purchase of emergency lighting for two police vehicles in the amount of \$6,270.00. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Reamstown Pool Concessions Stand – Mr. Ryan provided an overview of an agreement to operate the Reamstown Pool concessions stand for the 2023 season.

Mr. Mitchell made a motion to approve contract for the operation of the concessions stand at the Reamstown Pool for the 2023 season to Kim Porter. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-04 – Mr. Creme provided an overview of a proposed settlement agreement between certain opioid manufacturers and distributors, the Federal Government, and several state governments. Mr. Creme noted municipal governments are provided the option to join the settlement agreement in lieu of undertaking litigation on an individual basis.

Mr. Carrasco made a motion to adopt Resolution 2023-04, to authorize the Township to enter into certain opioid settlement agreements, and to accept the terms of the Pennsylvania Opioid Misuse and Addiction Abatement Trust. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-05 – Mr. Ryan provided an overview of a resolution that incorporates several previously-approved amendments to the Official Zoning Map.

Chair Bonura made a motion to adopt Resolution 2023-05, to codify the Official Zoning Map for East Cocalico Township. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-06 – Mr. Creme provided an overview of exonerations of certain taxes.

Mr. Ryan noted exonerations for street light and hydrant taxes for certain qualified disabled veterans, and reductions in the street light tax at certain unimproved and agricultural properties. Mr. Ryan also noted an extension to the discount payment period.

Chair Bonura made a motion to adopt Resolution 2023-06, to approve certain tax exonerations and to extend the payment discount period. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

TREASURER'S REPORT

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$103,015.08, from March 2, 2023 to March 8, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$24,108.01, for the week of March 23, 2023. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve check payments for the General Fund Bank Account list of bills in the amount of \$94,852.14, for the week of March 30, 2023, but not including check number 63750, payable to Cardmember Services, in the amount of \$2,354.70. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Chair Bonura announced he would abstain from the approval of check number 63750, payable to Cardmember Services, as this includes an approximate \$40 charge from his business.

Mr. Mitchell made a motion to approve payment for check number 63750, payable to Cardmember Services, in the amount of \$2,354.70. The motion was seconded by Mr. Carrasco.

There was no public comment.

The motion was approved 2-0, with Chair Bonura abstaining.

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$175,959.80, for the week of April 6, 2023. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the Light Fund Bank Account list of bills in the amount of \$13,747.81, from March 16, 2023 to April 5, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$81,789.59, for the pay period from March 12, 2023 to March 25, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

INFORMATIONAL ITEMS

- Chair Bonura noted he participated in a Pennsylvania State Association of Township Supervisors webinar that commented on efforts to keep volunteer fire services viable.
- Mr. Mitchell noted he joined Governor Shapiro and other officials at an event to discuss and share information regarding the avian flu. Mr. Mitchell noted testing efforts underway, and information on this matter available to our community.

NEW BUSINESS

There was no new business discussed at this evening's meeting.

OLD BUSINESS

There was no old business discussed at this evening's meeting.

PUBLIC COMMENT

- Jen Wagner, East Cocalico Township, commented on a proposed riparian corridor project at Township-owned adjacent to the Heatherwoods development. Ken McCrae, MS4 Manager, provided an overview of the project, and commented on Federal stormwater mandates, the Township's partnership with PennDOT, project funding, and scope of improvements to be completed. Mr. McCrae commented on efforts to be made to preserve as much of the existing vegetation as possible. Mr. McCrae noted a plan of improvements is to be prepared, and the plan will be shared with residents.
- John Caln, East Cocalico Township, commented on a proposed riparian corridor project at Township-owned adjacent to the Heatherwoods development. Mr. Caln noted existing the buffer from noise provided by existing vegetation.

- Alan Fry, East Cocalico Township, commented on MS4 project expenses in years past.
- Ms. Wagner commented on the impact of the PureCycle development on neighboring properties.
- Peter Rebristy, East Cocalico Township, commented on the schedule for the proposed riparian corridor project at Township-owned adjacent to the Heatherwoods development.
- Pursuant to Act 65 Mr. Carrasco made a motion to amend this evening's meeting agenda to include an action item, as to a toll road fundraising event. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Carrasco made a motion to authorize the Reamstown Fire Company to conduct a toll road fundraiser on Good Friday for this year, and on Good Friday for all years to follow. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

- Jeff Garner East Cocalico Township, commented soil tracked off development sites.

ANNOUNCEMENTS

Chair Bonura noted the Board of Supervisors will next meet at 7:00 PM on Thursday, April 20, at the Township Building, 100 Hill Road.

ADJOURNMENT

There being no further business, at 9:13 PM Mr. Carrasco made a motion to adjourn the meeting. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

Tommy Ryan
Township Manager

**BEFORE THE EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
LANCASTER COUNTY, PENNSYLVANIA
PETITION TO AMEND THE EAST COCALICO TOWNSHIP
ZONING MAP**

Pursuant to Section 220-150 of the East Cocalico Township Zoning Ordinance of 2003, as amended (the "Zoning Ordinance"), Cherry Place Properties, LP, a Pennsylvania limited partnership, by and through their counsel, McNees Wallace & Nurick LLC, respectfully petitions the East Cocalico Township Board of Supervisors (the "Board") to amend the Official Zoning Map for East Cocalico Township (the "Zoning Map") as hereinafter set forth. In support thereof, the following is averred:

1. The petitioner in this matter is Cherry Place Properties, LP, a Pennsylvania limited partnership (the "Petitioner").
2. The Petitioner is the record owner of a ± 4.28 -acre tract of land located east of Wabash Road and north of North Reading Road (PA 272) in East Cocalico Township ("Township"), Lancaster County, Pennsylvania, commonly known as 830 North Reading Road and being further identified by Lancaster County Tax Parcel ID No. 080-84170-0-0000 ("Existing Tract 1").
3. The Petitioner is also the equitable owner of the following two tracts of land located adjacent to Tract 1 in the Township: (i) a ± 0.4 acre tract of land commonly known as 319 Wabash Road and being further identified by Lancaster County Tax Parcel ID No. 080-52640-0-0000 ("Existing Tract 2"), and described in the deed dated June 29, 1989, and recorded on July 3, 1989 in the Recorder of Deeds Office in and for Lancaster County ("Recorder's Office") at Book 2679, Page 183, the record owner being CMS East LLC ("CMS") and (ii) a ± 13.749 acre portion ("Parcel A") of a ± 41.25 acre tract of land ("Existing Tract 3") commonly known as 395 Wabash Road and being further identified by Lancaster County Tax Parcel ID No. 080-64481-0-0000, and described in the deed dated January 23, 1959, recorded on January 23, 1959 in the Recorder's Office at Book D47, Page 75, the record owner also being CMS.
4. Existing Tract 1, Existing Tract 2, Parcel A and Existing Tract 3 are contiguous with one another and are depicted on the aerial map enclosed herewith as Exhibit A. Directly to the west of the properties on the opposite side of Wabash Road is ± 48.05 -acre tract of land also owned by Petitioner on which Petitioner operates Four Seasons Produce, a full-service wholesale distributor of fresh produce and a family-owned business that has operated in the area for more than 45 years.
5. Existing Tract 1 and Existing Tract 2 are located in the Township's General Commercial Zoning District (the "C-1 District"). The majority of Existing Tract 3 is located in the Township's Suburban Residential Zoning District (the "R-1 District"), with a small

portion of the property being located in the C-1 District. The existing zoning boundary between the C-1 and the R-1 Districts is highlighted in yellow on Exhibit A.

6. The Petitioner proposes to subdivide Parcel A from Existing Tract 3 and to consolidate Parcel A with Existing Tract 1 and Existing Tract 2. Petitioner also proposes to subdivide i) a ±124 square foot portion of Existing Tract 1 (identified as “Parcel B” on Exhibit A), and ii) a ±990 square foot portion of Existing Tract 2 (identified as “Parcel C” on Exhibit A), and to combine Parcel B and Parcel C with the remainder of Existing Tract 3. The end result will be the following two tracts of land: i) a ±27.176 acre tract of land identified as “Remaining Lands” on Exhibit C, which will be owned by CMS; and ii) a ±18.808 acre tract of land identified as Proposed Lot 1 on Exhibit C which will be owned by Petitioner (the “Proposed Lot Reconfiguration”). The purpose of the subdivision of Parcels B and C from Existing Tracts 1 and 2 is to create a shared property line between the Remaining Lands and Proposed Lot 1 that extends from Wabash Road at a 90-degree angle.
7. Petitioner intends to use Proposed Lot 1 to accommodate the future growth and expansion of Four Seasons Produce (the “Proposed Development”), however, there are no specific plans for the Proposed Development at this time.
8. To facilitate the Proposed Development, the Petitioner is requesting to rezone Proposed Lot 1 from the R-1 District to the Light Industrial Zoning District (“I-1 District”). Petitioner additionally proposes to rezone Parcels B and C, as well as the portion of Tract 3 located in the C-1 District to the R-1 District (the “Proposed Rezoning”), so that all of the Remaining Lands will have be zoned R-1.
9. Petitioner believes, and therefore avers, that the proposed rezoning is consistent with the public health, safety, morals and general welfare of the residents of the Township, and with the purpose and intent of the Zoning Ordinance; the Strategic Comprehensive Plan for the Cocalico Region (the “Comprehensive Plan”); and Place2040, a Plan for Lancaster County (“Places2040”) for the following reasons:
 - a. The I-1 District is designed to include areas located “near existing public utility service and along major roads,” and intentionally permits “larger industrial parks,” while the R-1 District is meant to “accommodate suburban detached residential growth within the Township.” *See Zoning Ordinance Sections 220-21(A); 220-15(A)*. The Proposed Rezoning will better align the zoning classification of the properties with the intent of the I-1 and R-1 Districts.
 - b. One of the key objections for growth management noted in the Comprehensive Plan is to “[e]ncourage rehab and infill of vacant and underutilized properties” along the PA 272 corridor. *See Page 78*. The Comprehensive Plan also seeks to reserve compact development to areas where existing infrastructure and services can support it, such as along PA 272. *See Page 43*. The Properties are located

along PA 272 corridor and are adjacent to an existing I-1 District. The rezoning represents a logical extension the I-1 District.

- c. Places2040 indicates that Lancaster County must “intentionally cultivate, retain and expand industry” to continue to grow our diversified economy. *See Page 37.* The proposed rezoning will eliminate existing split zoning and will facilitate additional industrial growth in East Cocalico Township by allowing for the future expansion of an existing successful Township business.
10. A proposed ordinance amending the Zoning Map as outlined herein is enclosed herewith as Exhibit C (the “Proposed Ordinance”).

WHEREFORE, Petitioner respectfully requests that the Board adopt the Proposed Ordinance after consideration by the East Cocalico Township and Lancaster County Planning Commissions.

Respectfully Submitted,
McNees Wallace & Nurick LLC
Attorneys for Cherry Place Properties, LP

Date: _____

By: _____
Claudia Shank, Esquire

STATEMENT OF JOINDER

I, _____, the president of CMS East LLC, a Pennsylvania limited liability company, and the owner of the properties referred to herein as Existing Tract 2 and Existing Tract 3 in the foregoing petition, hereby join in and consent to the Petition on behalf of CMS East LLC, and respectfully request that the Board approve the Petition and adopt the Proposed Ordinance.

CMS East LLC

By _____
Name _____
Title _____

EXHIBIT A TO PETITION

EXHIBIT B TO PETITION

**TOWNSHIP OF EAST COCALICO
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWNSHIP OF EAST
COCALICO, COUNTY OF LANCASTER, PENNSYLVANIA,
AMENDING THE OFFICIAL ZONING MAP FOR EAST
COCALICO TOWNSHIP TO CHANGE THE ZONING
CLASSIFICATION OF PORTIONS OF CERTAIN TRACTS
OF LAND TO THE SUBURBAN RESIDENTIAL ZONING
DISTRICT AND THE LIGHT INDUSTRIAL ZONING
DISTRICT.**

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of East Cocalico Township, Lancaster County, Pennsylvania, as follows:

Section 1. The East Cocalico Zoning Ordinance of 2003, as amended, Zoning Map, shall be amended to rezone a portion Tax Parcel ID No. 080-64481-0-0000, as depicted on Exhibit A and described in Exhibit B, from the Suburban Residential Zoning District to the Light Industrial Zoning District.

Section 2. The East Cocalico Zoning Ordinance of 2003, as amended, Zoning Map, shall be amended to rezone portions of Tax Parcel ID Nos. 080-84170-0-0000, 080-52640-0-0000, 080-64481-0-0000 as depicted on Exhibit A and described in Exhibit B, from the Light Industrial Zoning District to the Suburban Residential Zoning District.

Section 3. All other sections, parts and provisions of the Zoning Ordinance of East Cocalico Zoning Ordinance of 2003, as amended, including the Zoning Map, shall remain in full force and effect as previously enacted and amended.

Section 4. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 5. This amendment shall take effect and be enforced from and after its date of approval as provided by law.

DULY ORDAINED AND ENACTED this ____ day of _____, 2023, by the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

EAST COCALICO TOWNSHIP
Lancaster County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) Chairman

Exhibit "A"

LEGEND

POB = POINT OF BEGINNING



AREA TO BE RE-ZONED
FROM SUBURBAN
RESIDENTIAL TO
GENERAL COMMERCIAL=
11.293 ACRES

LOT LINE TABLE

LINE #	LENGTH	BEARING
L1	545.35	S72°11'47"W
L2	131.63	N43°45'01"E
L3	203.03	N46°32'22"W
L4	971.85	N43°27'38"E
L5	684.13	S46°32'22"E
L6	662.73	S62°48'35"W

N/F
MEMORY GARDENS, INC.
ACCT. NO.: 080-64481-0-0000
DEED REF.: D-47-75
SUB. PLAN: J-151-57

PROPOSED
ZONING
BOUNDARY
LINE

SUBURBAN RESIDENTIAL
GENERAL COMMERCIAL
POB

EXISTING
ZONING
BOUNDARY
LINE

N/F
MEMORY GARDENS, INC.
ACCT. NO.: 080-64481-0-0000
DEED REF.: D-47-75
SUB. PLAN: J-151-57

N/F
CHERRY PLACE PROPERTIES, LP
ACCT. NO.: 080-84170-0-0000
DEED REF.: 5000892
SUB. PLAN: J-147-124

SUBURBAN RESIDENTIAL

WABASH ROAD
(T-670)

NORTH READING ROAD
(S.R. 0272)

EXHIBIT A - RE-ZONING EXHIBIT
830 NORTH READING ROAD

EAST COCALICO TOWNSHIP

LANCASTER COUNTY, PA

PIONEER
Management, LLC

111 Millersville Road, Lancaster, PA 17603
Phone (717) 481-5500 • Fax (717) 481-4955
Website: www.PioneerManagementLLC.com
Email: jh@PioneerManagementLLC.com

DRAWN BY: DAF

DATE: MARCH 16, 2023

SCALE: 1" = 150'

DWG. NO. 18-0100-01-B

Prepared by Hershey Surveying, Inc.
March 21, 2023
Exhibit "B"

Legal Description
Re-Zoning of lands over lands of
Memory Gardens, Inc.

ALL THAT CERTAIN tract of land situate northeast of Wabash Road, T-670, and north of North Reading Road, S.R. 0272, in East Cocalico Township, Lancaster County, Pennsylvania; and shown on Exhibit "A", attached hereto; a Re-Zoning Exhibit for 830 North Reading Road, prepared by Pioneer Management, LLC., dated March 16, 2023 and being more fully bounded and described as follows:

BEGINNING AT A POINT, the northeast corner of lands of Cherry Place Properties, LP., said point being located N16°43'28"W, 349.95' from the southeast corner of lands of Cherry Place Properties, LP.; thence extending along lands of Cherry Place Properties, LP., S72°11'47"W, 545.35' to a point; thence extending over lands of Memory Gardens, Inc., the following three courses and distances, 1) N43°45'01"E, 131.63' to a point, 2) N46°32'22"W, 203.03' to a point, and 3) N43°27'38"E, 971.85' to a point, in line of lands, now or formerly, of Hardi, LLC.; thence extending along lands, now or formerly, of Hardi, LLC., S46°32'22"E, 684.13' to a point, a common corner of lands, now or formerly, of Hardi, LLC. and Pfautz Hill Farm, LLC.; thence extending over lands of Memory Gardens, Inc., S62°48'35"W, 662.73' to the POINT OF BEGINNING.

CONTAINING: 11.293 Acres

Exhibit "C"

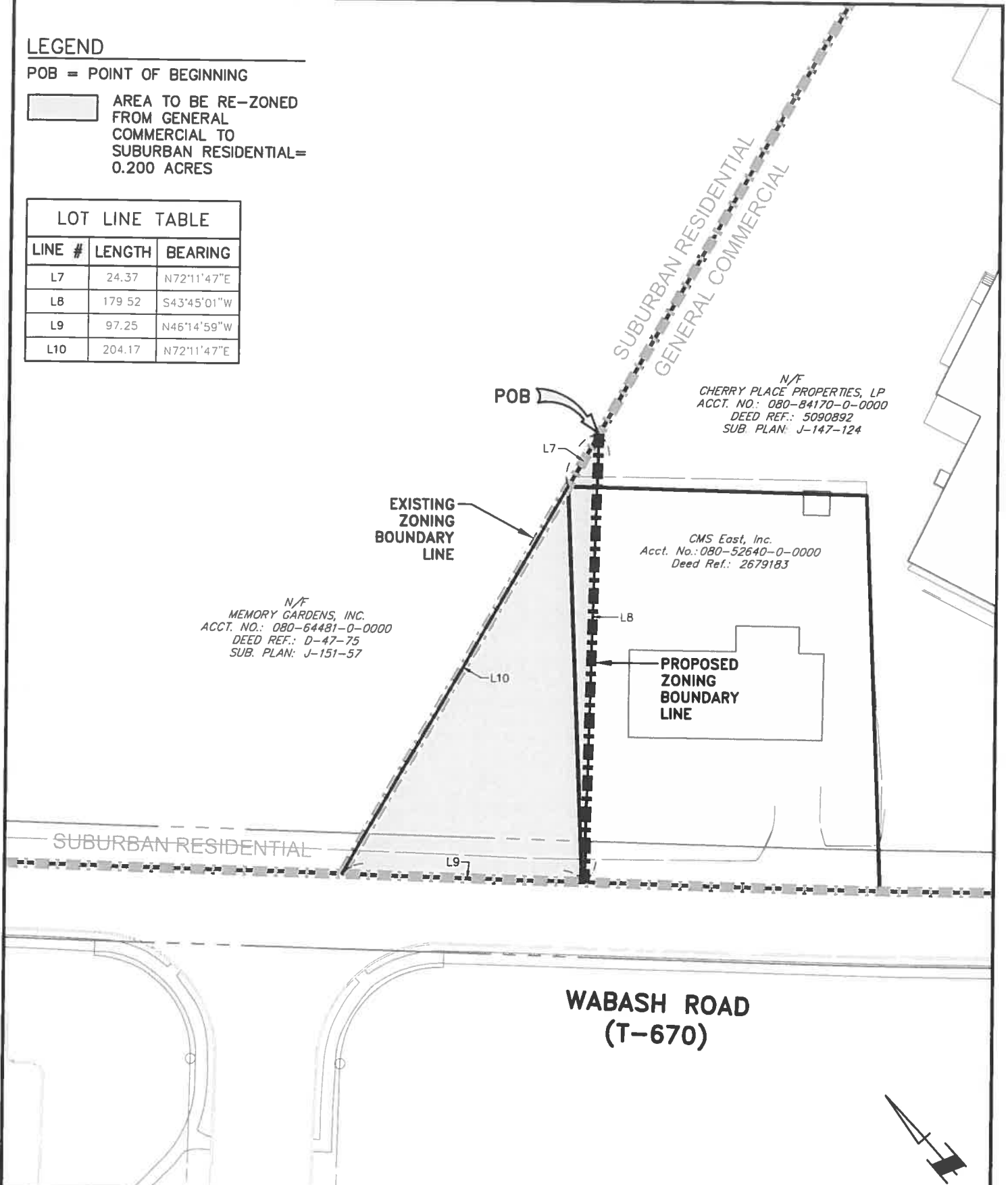
LEGEND

POB = POINT OF BEGINNING

AREA TO BE RE-ZONED
FROM GENERAL
COMMERCIAL TO
SUBURBAN RESIDENTIAL=
0.200 ACRES

LOT LINE TABLE

LINE #	LENGTH	BEARING
L7	24.37	N72°11'47"E
L8	179.52	S43°45'01"W
L9	97.25	N46°14'59"W
L10	204.17	N72°11'47"E



SUBURBAN RESIDENTIAL

WABASH ROAD
(T-670)

EXHIBIT C - RE-ZONING EXHIBIT
830 NORTH READING ROAD

EAST COCALICO TOWNSHIP

LANCASTER COUNTY, PA

PIONEER
Management, LLC

111 Millersville Road, Lancaster, PA 17603
Phone (717) 481-5500 • Fax (717) 481-4955
Website: www.PioneerManagementLLC.com
Email: jh@PioneerManagementLLC.com

DRAWN BY: DAF

DATE: MARCH 16, 2023

SCALE: 1" = 50'

DWG. NO. 18-0100-01-B

Prepared by Hershey Surveying, Inc.
March 21, 2023
Exhibit "D"

Legal Description
Re-Zoning of lands over lands of
Memory Gardens, Inc.
Cherry Place Properties, LP.
CMS East, Inc.

ALL THAT CERTAIN tract of land situate northeast of Wabash Road, T-670, in East Cocalico Township, Lancaster County, Pennsylvania; and shown on Exhibit "C", attached hereto; a Re-Zoning Exhibit for 830 North Reading Road, prepared by Pioneer Management, LLC., dated March 16, 2023 and being more fully bounded and described as follows:

BEGINNING AT A POINT, in line of lands of Cherry Place Properties, LP., said point being located $N72^{\circ}11'47''E$, 545.35' from the northeast corner of lands, of Cherry Place Properties, LP.; thence extending over lands, of Cherry Place Properties, LP. and CMS East, Inc., respectively, $S43^{\circ}45'01''W$, 179.52' to a point in line of lands of CMS East, Inc., said point also being situated in the northern cartway of Wabash Road, T-670 ; thence extending in the northern cartway of Wabash Road, T-670, along lands, of CMS East, Inc. and Memory Gardens, Inc., respectively, $N46^{\circ}14'59''W$, 97.25' to a point in line of lands of Memory Gardens, Inc.; thence extending over lands of Memory Gardens, Inc. $N72^{\circ}11'47''E$, 204.17' to the POINT OF BEGINNING.

CONTAINING: 0.200 Acres

East Cocalico Township
10 Hill Road
Denver, PA 17517

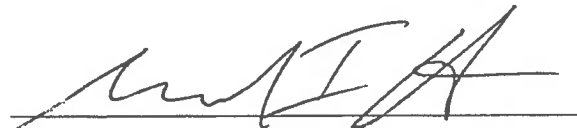
RE: Waiver of Ninety-Day Review Period
Pennsylvania Act 247, Section 508

APPLICANT: MT. ZION BAPTIST CHURCH

PROJECT: LD 2018-01

The above-noted Applicant wishes to waive the prescribed ninety (90) day review period as provided for in Section 508 of Act 247, as amended, so that East Cocalico Township may undertake a proper review of our subdivision/land development application. We understand that we reserve the right to re-establish and initiate this review period at our discretion, which shall begin effective on the date on which such written notice is delivered to, and received by, East Cocalico Township.

SIGNED



NAME

ARISTIDES I. OTERO
(STACEY HOUSE BENSINGER - AGENT FOR OWNER)

TITLE

PROJECT MANAGER

DATE

4/16/2023

2023 Monthly Report

[illegible][illegible][illegible]

04/13/23

05:41 pm

East Cocalico Township General Ledger
Current Yr Pd: 3 - Budget Status Report
GENERAL FUND

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finance

Account	Approved Budget	Adjustment	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
REAL PROPERTY TAXES	1,880,490.00	0.00	1,880,490.00	23,334.70	1,857,155.30	1.24%
ACT 511 RE TRANSFER TAX	290,000.00	0.00	290,000.00	70,936.46	219,063.54	24.46%
EARNED INCOME TAX	1,875,378.00	0.00	1,875,378.00	518,002.60	1,357,375.40	27.62%
LOCAL SERVICE TAX	341,299.00	0.00	341,299.00	200,620.38	140,678.62	58.78%
PERMIT REVENUES	300.00	0.00	300.00	0.00	300.00	0.00%
LICENSES/FRANCHISE	134,000.00	0.00	134,000.00	32,286.71	101,713.29	24.09%
FINES/PARKING TICKETS	32,026.00	0.00	32,026.00	5,122.99	26,903.01	16.00%
INTEREST EARNINGS	67,868.00	0.00	67,868.00	19,831.89	48,036.11	29.22%
RENTS/ROYALTIES	14,703.00	0.00	14,703.00	2,513.00	12,190.00	17.09%
INTERGOV'T REV FEDERAL	0.00	0.00	0.00	0.00	0.00	0.00%
INTERGOV'T REV STATE	510,751.00	0.00	510,751.00	0.00	510,751.00	0.00%
STATE SHARED REVENUE	81,750.00	0.00	81,750.00	1,800.00	79,950.00	2.20%
StatePaymentsInLieuOfTax	69.00	0.00	69.00	0.00	69.00	0.00%
LOCAL GOV'T/OPER.GRANT	0.00	0.00	0.00	0.00	0.00	0.00%
LOCAL GOV'T/SHARED PAYTS	697,634.00	0.00	697,634.00	198,937.18	498,696.82	28.52%
COMMUNITY DEV FEES	20,950.00	0.00	20,950.00	5,621.45	15,328.55	26.83%
PUBLIC SAFETY	55,000.00	0.00	55,000.00	16,783.62	38,216.38	30.52%
INSP/PERMIT/LIC ComDev	143,750.00	0.00	143,750.00	29,668.90	114,081.10	20.64%
PERMITS ROADS	3,650.00	0.00	3,650.00	140.00	3,510.00	3.84%
RECYCLING SERVICES	4,565.00	0.00	4,565.00	1,790.67	2,774.33	39.23%
RECREATION/POOL	67,295.00	0.00	67,295.00	0.00	67,295.00	0.00%
MISCELLANEOUS	150.00	0.00	150.00	43.39	106.61	28.93%
DONATIONS/CONTRIBUTIONS	0.00	0.00	0.00	1,000.00	-1,000.00	100.00%
PROCEEDS/GEN.FIXED ASSETS	20,000.00	0.00	20,000.00	6,500.00	13,500.00	32.50%
InterfdOperatingTrans.	236,000.00	0.00	236,000.00	0.00	236,000.00	0.00%
REFUNDS	75,536.00	0.00	75,536.00	21,922.10	53,613.90	29.02%
Total Revenues	6,553,164.00	0.00	6,553,164.00	1,156,856.04	5,396,307.96	17.65%
SUPERVISORS	20,250.00	0.00	20,250.00	5,105.85	15,144.15	25.21%
MANAGEMENT	142,500.00	0.00	142,500.00	21,954.33	120,545.67	15.41%
FINANCIAL ADMINISTRATION	98,187.00	0.00	98,187.00	26,583.49	71,603.51	27.07%
TAX COLLECTOR	35,650.00	500.00	36,150.00	11,196.02	24,953.98	30.97%
PROFESSIONAL SERVICES	73,750.00	0.00	73,750.00	34,907.49	38,842.51	47.33%
GENERAL GOVT - OFFICE	192,775.00	0.00	192,775.00	53,886.12	138,888.88	27.95%
PERSONNEL ADMINISTRATION	2,500.00	0.00	2,500.00	525.47	1,974.53	21.02%
ENGINEER	64,000.00	0.00	64,000.00	18,275.50	45,724.50	28.56%
GENERAL GOVT - BUILDING	115,150.00	0.00	115,150.00	23,902.70	91,247.30	20.76%
POLICE DEPARTMENT	3,214,127.00	0.00	3,214,127.00	792,782.57	2,421,344.43	24.67%
FIRE/EMERGENCY MGT.	213,800.00	0.00	213,800.00	5,264.35	208,535.65	2.46%
AMBULANCE/EMERGENCY	30,000.00	0.00	30,000.00	0.00	30,000.00	0.00%
SEO/On Lot Sewage	500.00	0.00	500.00	0.00	500.00	0.00%
CONTRACTED SERVICES	12,500.00	0.00	12,500.00	2,860.70	9,639.30	22.89%
COMMUNITY DEVELOPMENT	445,868.00	0.00	445,868.00	78,179.07	367,688.93	17.53%
PUBLIC SAFETY	2,950.00	0.00	2,950.00	314.92	2,635.08	10.68%
RECYCLING	12,000.00	0.00	12,000.00	100.00	11,900.00	0.83%
SANITATION	150.00	0.00	150.00	0.00	150.00	0.00%
HIGHWAY DEPARTMENT	494,960.00	0.00	494,960.00	149,806.59	345,153.41	30.27%
SNOW MATERIALS/HIGHWAY	84,700.00	0.00	84,700.00	7,951.18	76,748.82	9.39%

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East Cocalico Township General Ledger
Current Yr Pd: 3 - Budget Status Report
GENERAL FUND

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finance

Account	Approved Budget	Adjustment	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
TRAFFIC SIGNALS & SIGNS	25,000.00	0.00	25,000.00	11,414.00	13,586.00	45.66%
REPAIRS TOOLS & MACHINERY	25,000.00	0.00	25,000.00	4,931.08	20,068.92	19.72%
ROADS/MAINTENANCE/REPAIRS	172,500.00	0.00	172,500.00	1,360.02	171,139.98	0.79%
MS4/SWM/WATERSHED	141,385.00	0.00	141,385.00	18,673.35	122,711.65	13.21%
SWIMMING POOL	158,527.00	0.00	158,527.00	3,862.33	154,664.67	2.44%
PARKS	85,000.00	0.00	85,000.00	8,558.30	76,441.70	10.07%
LIBRARIES	30,000.00	0.00	30,000.00	0.00	30,000.00	0.00%
COMMUNITY	11,000.00	0.00	11,000.00	10,767.00	233.00	97.88%
DEBT PRINCIPAL	269,874.00	0.00	269,874.00	71,446.39	198,427.61	26.47%
DEBT INTEREST	22,416.00	0.00	22,416.00	4,509.05	17,906.95	20.12%
DEBT COSTS	0.00	0.00	0.00	0.00	0.00	0.00%
MISCELLANEOUS	1,500.00	0.00	1,500.00	626.51	873.49	41.77%
INSURANCE	89,413.00	0.00	89,413.00	70,930.62	18,482.38	79.33%
INSURANCE/BENEFITS	427,888.00	0.00	427,888.00	110,580.47	317,307.53	25.84%
OTHER FINANCING USES	250.00	0.00	250.00	0.00	250.00	0.00%
INTERFUND TRANSFERS						
TRANS.CAP.RES.POLICE PEN.						
TRANSFER TO STATE FUND	40,000.00	0.00	40,000.00	0.00	40,000.00	0.00%
Total TRANS.CAP.RES.POLICE	240,000.00	0.00	240,000.00	0.00	240,000.00	0.00%
Total INTERFUND TRANSFERS	240,000.00	0.00	240,000.00	0.00	240,000.00	0.00%
Total Expenditures	6,956,070.00	500.00	6,956,570.00	1,551,255.47	5,405,314.53	22.30%
Total GENERAL FUND	-402,906.00	-500.00	-403,406.00	-394,399.43	-9,006.57	

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East Cocalico Township General Ledger
 Current Yr Pd: 3 - Budget Status Report
 LIGHT FUND

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 finance

Account	Approved Budget	Adjustment	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
REAL PROPERTY TAXES	202,900.00	0.00	202,900.00	1,118.70	201,781.30	0.55%
INTEREST EARNINGS	1,060.00	0.00	1,060.00	354.13	705.87	33.41%
Total Revenues	203,960.00	0.00	203,960.00	1,472.83	202,487.17	0.72%
TAX COLLECTION	4,025.00	0.00	4,025.00	26.65	3,998.35	0.66%
STREET LIGHTING	163,250.00	0.00	163,250.00	41,830.34	121,419.66	25.62%
Total Expenditures	167,275.00	0.00	167,275.00	41,856.99	125,418.01	25.02%
Total LIGHT FUND	36,685.00	0.00	36,685.00	-40,384.16	77,069.16	

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East Cocalico Township General Ledger
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CAPITAL RESERVE FUND

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finance

Account	Approved Budget	Adjustment	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
INTEREST EARNINGS	46,138.00	0.00	46,138.00	17,873.07	28,264.93	38.74%
PERMITS/HWY/STREETS	0.00	0.00	0.00	0.00	0.00	0.00%
SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00%
TRANSFERS FROM GENERAL FD	400,000.00	-200,000.00	200,000.00	0.00	200,000.00	0.00%
Total Revenues	446,138.00	-200,000.00	246,138.00	17,873.07	228,264.93	7.26%
GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0.00%
GENERAL GOV'T BUILDING	0.00	0.00	0.00	0.00	0.00	0.00%
HIGHWAY/SHED	0.00	0.00	0.00	0.00	0.00	0.00%
TRAFFIC SIGNALS & SIGNS	0.00	0.00	0.00	0.00	0.00	0.00%
RoadRepairs/Maint.	125,000.00	0.00	125,000.00	0.00	125,000.00	0.00%
POOL	0.00	0.00	0.00	0.00	0.00	0.00%
PARKS	0.00	0.00	0.00	0.00	0.00	0.00%
MISC./BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00%
Transfer to General Fund	236,000.00	0.00	236,000.00	0.00	236,000.00	0.00%
Transfer to Recreation fu	40,000.00	0.00	40,000.00	0.00	40,000.00	0.00%
Total Expenditures	401,000.00	0.00	401,000.00	0.00	401,000.00	0.00%
Total CAPITAL RESERVE FUND	45,138.00	-200,000.00	-154,862.00	17,873.07	-172,735.07	

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East Cocalico Township General Ledger
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 TRAFFIC IMPACT FUND

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finance

Account	Approved Budget	Adjustment	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
Interest ENB	950.00	0.00	950.00	304.71	645.29	32.07%
Interest Uninvest	3,200.00	0.00	3,200.00	1,032.24	2,167.76	32.26%
Traffic Impact Fees	237,300.00	0.00	237,300.00	6,029.88	231,270.12	2.54%
Total Revenues	241,450.00	0.00	241,450.00	7,366.83	234,083.17	3.05%
Engineer Traffic Rettew	18,500.00	0.00	18,500.00	0.00	18,500.00	0.00%
Engineer Becker Land Plan	6,500.00	0.00	6,500.00	968.50	5,531.50	14.90%
Solicitor Traffic Impact	3,500.00	0.00	3,500.00	518.00	2,982.00	14.80%
Traffic Signals and Signs	10,000.00	0.00	10,000.00	0.00	10,000.00	0.00%
Road Repairs/Maint	400,000.00	0.00	400,000.00	0.00	400,000.00	0.00%
Total Expenditures	438,500.00	0.00	438,500.00	1,486.50	437,013.50	0.34%
Total TRAFFIC IMPACT FUND	-197,050.00	0.00	-197,050.00	5,880.33	-202,930.33	

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East Cocalico Township General Ledger
Current Yr Pd: 3 - Budget Status Report
STATE FUND

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finance

Account	Approved Budget	Adjustment	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
INTEREST EARNINGS	525.00	0.00	525.00	723.80	-198.80	137.87%
SHARED REV. & ENTITLEMENTS	380,487.00	0.00	380,487.00	387,657.47	-7,170.47	101.88%
Highways and Streets	14,350.00	0.00	14,350.00	0.00	14,350.00	0.00%
PROC.GEN.FIXED.ASSETS	0.00	0.00	0.00	0.00	0.00	0.00%
TRANSFER FROM GEN.FD.	0.00	0.00	0.00	0.00	0.00	0.00%
Loan Proceeds/LongTermDeb	0.00	0.00	0.00	0.00	0.00	0.00%
Total Revenues	395,362.00	0.00	395,362.00	388,381.27	6,980.73	98.23%
WINTER MAINT./SNOW	0.00	0.00	0.00	0.00	0.00	0.00%
TRAFFIC MAINT./CONTROL	0.00	0.00	0.00	0.00	0.00	0.00%
MACHINERY/TOOLS REPAIR	0.00	0.00	0.00	0.00	0.00	0.00%
ROAD REPAIRS/MAINT.	0.00	0.00	0.00	0.00	0.00	0.00%
ROAD/BRIDGE PROJECTS	463,020.00	0.00	463,020.00	0.00	463,020.00	0.00%
BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00%
INTERFUND TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00%
Total Expenditures	463,020.00	0.00	463,020.00	0.00	463,020.00	0.00%
Total STATE FUND	-67,658.00	0.00	-67,658.00	388,381.27	-456,039.27	

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East Cocalico Township General Ledger
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AMERICAN RESCUE PLAN ACT

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finance

Account	Approved Budget	Adjustment	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
Interest ARPA Funds	2,850.00	0.00	2,850.00	1,005.70	1,844.30	35.29%
Total Revenues	2,850.00	0.00	2,850.00	1,005.70	1,844.30	35.29%
Wages Internship Program	7,500.00	0.00	7,500.00	1,473.75	6,026.25	19.65%
Contr Svcs Records Mgt	152,045.84	-75,923.00	76,122.84	1,338.95	74,783.89	1.76%
Cap Purch-Vent/HVAC	97,256.05	-37,256.05	60,000.00	0.00	60,000.00	0.00%
Cap Purch-Generator	32,500.00	0.00	32,500.00	0.00	32,500.00	0.00%
Pension Member Contribut	37,500.00	0.00	37,500.00	0.00	37,500.00	0.00%
Firefighter Air Packs	0.00	0.00	0.00	9,747.00	-9,747.00	100.00%
Traffic Preemp Devices	7,000.00	0.00	7,000.00	0.00	7,000.00	0.00%
Cap Purch Salt Shed	175,000.00	0.00	175,000.00	384.00	174,616.00	0.22%
FS4 Farm Cooperation	32,500.00	0.00	32,500.00	0.00	32,500.00	0.00%
MS4 RDA Reamstown Hghts	38,053.00	0.00	38,053.00	2,041.10	36,011.90	5.36%
MS4 Rose Hill Basins	36,366.00	0.00	36,366.00	0.00	36,366.00	0.00%
Box Culverts-Hill/White O	317,350.00	0.00	317,350.00	0.00	317,350.00	0.00%
Total Expenditures	933,070.89	-113,179.05	819,891.84	14,984.80	804,907.04	1.83%
Total AMERICAN RESCUE PLAN	-930,220.89	113,179.05	-817,041.84	-13,979.10	-803,062.74	

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East Cocalico Township General Ledger
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 DEVELOPER FUND

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Account	Approved Budget	Adjustment	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
Engineer Fees Reimbursed	0.00	0.00	0.00	114,074.35	-114,074.35	100.00%
Solicitor Fees Reimbursed	0.00	0.00	0.00	407.00	-407.00	100.00%
Total Revenues	0.00	0.00	0.00	114,481.35	-114,481.35	100.00%
Engineer-Reimb Expenses	0.00	0.00	0.00	46,687.95	-46,687.95	100.00%
Solicitor Reimb Expenses	0.00	0.00	0.00	6,622.50	-6,622.50	100.00%
Total Expenditures	0.00	0.00	0.00	53,310.45	-53,310.45	100.00%
Total DEVELOPER FUND	0.00	0.00	0.00	61,170.90	-61,170.90	

Public Works Department Report

March 2023

1. Road/Bridge Maintenance

- a. Cleaned streets and drains as needed
- b. Filled potholes throughout Township
- c. Cleaned catch basin on Denver Road (behind Turkey Hill)
- d. Filled in low spots in beautification strips throughout township curb lines with top soil, seed and straw
- e. Sign maintenance, clean straighten and replace as needed
- f. Swept outlying Township roads with loader broom
- g. Cleaned bridge decks and undersides
- h. Trimming of road side areas

2. Parks/Reamstown pool

- a. De-winterized pool
- b. Replaced section of fencing at pool
- c. Purchased and installed new benches at pool
- d. Trimmed over hanging tree branches at pool
- e. Blow off skate park and walking trail daily
- f. Cleaned up sticks and debris at parks as needed
- g. Emptied garbage cans throughout parkland weekly
- h. Mowed and weed wacked wild flower meadow at fishing creek
- i. Playground inspections and maintenance

3. Equipment/vehicle maintenance

- a. GMC bucket truck lift inspection
- b. Washed trucks and equipment weekly
- c. Oil change in 2022 Chevy Regular Cab
- d. Scheduled loader service

4. Miscellaneous

- a. Built lockers for employees in shop break room
- b. Cleaned shop and bathroom weekly
- c. Built designated smoking area
- d. Posted Zoning Hearing Board signage
- e. Painted walking bridge at skate park to cover graffiti
- f. Picked up MS4 drain plaques from precision powder coating
- g. Prepped first round of drain markers for installation
- h. Hauled old paint and tires picked up on township roads to Lancaster Transfer Station



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

April 13, 2023

East Cocalico Township
100 Hill Road
Denver, PA 17517

RE: Building and Zoning
Inspectors Report
March 2023

Dear Board Members:

The following Building Inspector and Zoning Officer activities were conducted in East Cocalico Township during the month of March 2023.

Building Permits Issued

23-041MEP	Reuben Zeiset	13 S. Reamstown Rd.	Add bathroom to garage
23-022MEP	Trago Fire Protection	2350 N. Reading Rd.	Expand sprinkler system
23-052AE	Kary Beard	4 Michael Ln.	Rooftop solar
23-048B	Jeremy Labs	38 E. Church St.	Bedroom addition
23-051B	Joseph Gallagher	2 Lamp Light Dr.	Patio with steps
23-056B	Kelli Flannery	42 Summers Dr.	Deck
23-036B	Sunview Partners	37 Coastal Ave. lot 19	New home
23-037B	Sunview Partners	35 Coastal Ave. lot 18	New home
23-034B	Sunview Partners	41 Coastal Ave. lot 21	New home
23-038B	Sunview Partners	33 Coastal Ave. lot 17	New home
23-035B	Sunview Partners	39 Coastal Ave. lot 20	New home
23-074MEP	Sukhwinder Singn	2194 N. Reading Rd.	Reconnect meter base replacement
23-026MEP	Tammy Martin	30 Jason Ave.	New gas furnace
23-028MEP	Tammy Martin	1120 Steffy Rd.	Replace A/C & oil furnace
23-029MEP	Tammy Martin	1130 Steffy Rd.	Replace gas furnace & A/C
23-054AP	Andrew Possessky	57 Hickory Lane	Inground Pool
23-046B	Travis & Erin Jones	29 Crestview Dr.	Basement remodel
23-044B	Andrew Possessky	471 Hill Rd.	Foundation for out building
23-047B	Monyer Electric	6 Pin Oak Dr.	Generator
23-064B	Borough of Adamstown	235 E. Swartzville Rd.	Replace roof
23-060B	Roechling Medical Lancaster LLC	44 Denver Rd.	Roof
23-043B	Liudviga Drobot	2 Pin Oak Dr.	Detached garage
23-081B	East Cocalico Township	102 Hill Rd.	2 Story addition
23-033AE	Barry Esser	1105 Steffy Rd.	Roof mounted solar
23-030B	Steve Rapp	25 Kurtz Rd.	Concrete ramp & ballards

**Zoning Permits Issued**

23-045Z	Dean A. Nolt	425 Mohns Hill Rd.	Retaining wall
23-018Z	Anthony Zimmerman	52 Hill Rd.	Sign

Building Inspections Conducted

22-174B	Sunview Partners	3 Atlantic Blvd. lot 185	Frame, rough electric, plumbing & mechanical, Wallboard, electric Service
22-180B	Jason R Burd	46 Park St.	Final
22-229B	Elmer & Barbara Ebersol	28 Edie Dr.	Foundation
22-242B	Fulton Bank	2350 N. Reading Rd.	Frame, rough electric & Plumbing
22-267B	Jeffrey Wenger	48 Pacific Blvd., lot 30	Wallboard
22-277B	Deb Dehart	1059 N. Reading Rd.	Final
22-296AE	Thersa Lintner	8 Ingram Dr.	Final
22-304AE	Jonathan Bubb	81 Summers Dr.	Final
22-305B	Jason Martin/Woodcrest	225 Woodcrest Dr.	Foundation, underslab Plumbing
23-16B	Bryan & Tina Snader	7 Willet Dr.	Final
23-17B	Neil & Hillary Hershey	3 Woodchuck Ln.	Frame, rough electric, plumbing & mechanical
23-21B	Nicholas & Jamie Myers	363 S. Reamstown Rd.	Footer
23-41MEP	Reuben Zeiset	13 S. Reamstown Rd.	Frame, rough electric, plumbing & mechanical
23-48B	Jeremy Labs	38 E. Church St.	Footer, frame, rough electric, wallboard
23-56B	Kelli Flannery	42 Summers Dr.	Frame, final
23-74MEP	Sukhwinder Singn	2194 N. Reading Rd.	Electric service

Zoning Permit Final Inspections Completed

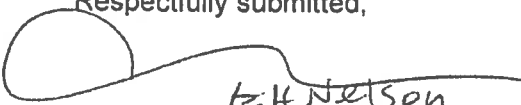
22-203Z	Oleksiy Hrishka	430 Smokestown Rd.	Driveway
22-260Z	Louis A. Rizzo Jr.	553 Reinholds Rd.	Canvas storage shed
22-306Z	Koshoua Her	86 Scenic Dr.	Fence
23-003Z	Ryan Lerch	15 Martin Dr.	Fence
23-007Z	Joe Heemer	5 Coastal Ave.	Fence
23-019Z	Sandy Mousley	246 Pfautz Hill Rd.	Shed
23-025Z	David Mostow	7 Mockingbird Dr.	Fence



Zoning/Building Issues

1. The Township is handling all day-to-day zoning queries/issues.

Respectfully submitted,


for: Josephine Tyndall
Technicon Enterprises, Inc., II
East Cocalico Township
Code Enforcement Officer

cc: TEIfile/East Cocalico/monthly building and zoning report

Zoning Report

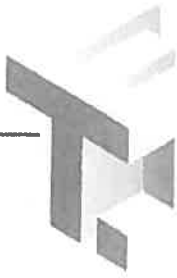
March 2023

Zoning Hearing Board

1. Mountain Top Investing, LLC (Application 767-22) – Conducted and completed a public hearing regarding the conversion of retail use to residential use at 2528 North Reading Road on February 8. Decision to be considered on March 8.

other items

- none



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

April 3, 2023

East Cocalico Township Board of Supervisors
100 Hill Road
Denver, PA 17517

RE: S.E.O. Report
March 2023

Dear Board Members:

The following S.E.O. work was conducted in East Cocalico Township during the month of March 2023.

Septic System Permits Issued

Craig Martin 1361 Pieffer Hill Road
Permit issued for the installation of an at-grade bed septic system.

Earl Weaver 430 Hahnstown Road
Permit issued for the installation of an inground system with infiltrators.

Septic Systems Being Installed

None

Final Inspections Conducted

None

Soil Testing

Eugene Sensenig 375 Lausch Road
Soil testing was conducted to locate a replacement absorption area.

Matt Stradlin Mohns Hill Road
Additional soil probes were conducted to locate a primary absorption area.

Dutch Cousin Campground Campground Hill Road
Soil probes were conducted to locate a primary and replacement absorption area.

Malfunction Investigation

None



Miscellaneous Tasks

1. Responded to requests for information from residents, contractors, and realtors.

Respectfully submitted,

Quinn Haller
Technicon Enterprises, Inc. II
E. Cocalico Township
Sewage Enforcement Officer

cc: TEIfile/SEO/E.Cocalico/General/Monthly SEO report

MS4 Report

March 2023

No report for this month.