EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
THURSDAY, FEBRUARY 1, 2024, 7:00 PM

CALL TO ORDER by Chair Bonura at 7:00 PM.

ATTENDANCE

Lorenzo Bonura, Chair	[X]
Jeff Mitchell, Vice Chair	[ ]
Daniel Burton, Jr.	[X]

ANNOUNCEMENTS & INFORMATIONAL ITEMS

- Mr. Burton led the meeting with a prayer.
- Chair Bonura noted this evening's meeting is being recorded for rebroadcast.

PUBLIC COMMENT, AGENDA ITEMS

- There was no public comment on agenda items at this evening's meeting.

DISCUSSIONS & PRESENTATIONS

- There were no discussions had or presentations made at this evening's meeting.

ACTION ITEMS

meeting minutes – Chair Bonura made a motion to approve the January 18 Meeting minutes as presented. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Collective Bargaining Agreement, Side Letter Agreement – Chair Bonura commented on a proposed officer structure for the Police Department. Chief Savage noted his recommended officer structure for the Police Department, as presented to the Board for approval.

Chair Bonura made a motion to approve the Side Letter Agreement Between East Cocalico Township and the East Cocalico Township Police Officers' Association, dated January 15, 2024. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

DRAFT

interfund transfers, bill lists & payroll – Mr. Burton made a motion to approve the check payments for the General Fund Bank Account list of bills in the amounts of $61,779.01, for the week of January 18, 2024, $63,636.62, for the week of January 25, 2024, and $29,156.20, for the week of February 1, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

Mr. Burton made a motion to approve the check payments for the Light Fund Bank Account list of bills in the amount of $15,465.54, for the week of January 25, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

Mr. Burton made a motion to approve the check payments for the Hydrant Fund Bank Account list of bills in the amount of $16,425.00, for the week of January 25, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

Mr. Burton made a motion to approve the check payments for the Capital Reserve Bank Account list of bills in the amount of $5,483.95, for the week of January 25, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

Mr. Burton made a motion to approve the Electronic Payment list of bills in the amount of $83,762.00, for the pay period from January 14, 2024 to January 27, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

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, NON-AGENDA ITEMS

- Donny Stover, Smokestown Fire Company, commented on current volunteer fire company merger efforts.

DRAFT

ANNOUNCEMENTS

- Chair Bonura announced the Board of Supervisors will next meet on Thursday, February 15, at 7:00 PM, at the Township Building.

- Chair Bonura announced the Board of Supervisors will meet in Executive Session following this evening's meeting to discuss a matter of potential litigation, in specific an application made to the Zoning Hearing Board.

ADJOURNMENT

There being no further business, at 7:09 PM Chair Bonura made a motion to adjourn the meeting. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Respectfully Submitted:

_____

Tommy Ryan
Township Manager

DRAFT

TOWNSHIP OF EAST COCALICO
LANCASTER COUNTY, PENNSYLVANIA

RESOLUTION 2024-07

A RESOLUTION TO GRANT APPROVAL OF PRELIMINARY/FINAL MINOR SUBDIVISION PLAN FOR STEVEN E. & VICKIE L. SHOEMAKER

WHEREAS, Steven E. and Vickie L. Shoemaker (hereinafter referred to as "Applicant") have submitted a Minor Subdivision Plan (hereinafter referred to as "Plan") to East Cocalico Township and has requested Preliminary/Final Plan Approval. Applicants are the owners of the Property located at 100 Adamstown Road, Reinholds, East Cocalico Township, Lancaster County, Pennsylvania 17569, located in the Conservation Zoning District, Parcel No. 080-93895-0-0000, as described in Deed recorded in the Office of the Recorder of Deeds for Lancaster County at Deed Book Z Volume 87 Page 695. Thomas G. and Kelly S. Goldschmidt, are the owners of the parcel located at 120 Adamstown Road, Reinholds, East Cocalico Township, Lancaster County, Pennsylvania, Parcel No. 080-22518-0-0000 as described in Deed recorded in the Office of the Recorder of Deeds for Lancaster County at Instrument No. 6584956, and Instrument No. 5178298.

WHEREAS, Applicant proposes a minor subdivision plan to realign property boundaries between the two parcels.

WHEREAS, on January 22, 2024, the Planning Commission of East Cocalico Township recommended conditional approval of the Plan, subject to the conditions listed below.

WHEREAS, the Minor Land Subdivision Plan for Steven E. and Vicki Shoemaker, prepared by Matthew & Hockley Associates, LTD, dated September 21, 2023, and last revised December 19, 2023, consisting of three (3) sheets, inclusive, is now in a form suitable for Final Approval of the Plan by the East Cocalico Board of Supervisors, subject to certain conditions.

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING, IT IS HEREBY RESOLVED by the Board of Supervisors of East Cocalico Township, as follows:

1. **Approval of Plan**. The Minor Subdivision Plan ("Plan") prepared by Matthew & Hockley Associates, Ltd., as described above, is hereby approved, subject to the conditions set forth below.

2. **Conditions of Approval.** The approval of the Plan is subject to strict compliance with the following conditions:

   A. Compliance with all comments and conditions set forth in the review letter from Technicon Enterprises Inc. dated January 3, 2024.

   B. Compliance with all the comments set forth in the review letter from the Lancaster County Planning Department dated November 2, 2023.

C. Execution of a Shared Access Agreement in a form acceptable to the Township Solicitor and recording of the same, if such a shared access agreement is not already recorded, prior to plan recording.

D. Revised property deeds in a form acceptable to Township Solicitor are to be prepared and executed and recorded prior to recording of the Plan.

E. Obtain sewage planning approval, or sewage planning exemption, from the Pennsylvania Department of Environmental Protection, prior to plan recording.

F. Receipt of all approvals required from any other agencies or departments prior to recording of the Plan.

G. Execution of an Improvement Guarantee Agreement in a form acceptable to Township Solicitor and posting of a $2,000 cash professional services escrow prior to release of Plan for recording. Said escrow to be replenished if the balance falls below 25% of the original posted amount. The Chair of the Board of Supervisors is authorized to sign this agreement upon confirmation that the required professional services escrow has been posted.

H. Payment in full of any outstanding fees owed to the Township prior to release of the Plan for recording.

I. Applicant is required to record the approved Plan, at their cost, and to return three copies of the same, together with one electronic copy, to the Township within seven (7) days of the date of recording.

J. All costs incurred by Applicant to comply with the terms of Plan approval shall be the responsibility of Applicant.

3. **Waivers.** The East Cocalico Township Board of Supervisors hereby confirms the following waivers and deferrals from the provisions of the Township Subdivision and Land Development Ordinance:

   A. §194-13.B to allow waiver of requirement to provide all existing features to be shown within 200 feet of the subject properties.

4. **Acceptance**. The conditions set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.

5. **Effective Date**. This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

BE IT FURTHER RESOLVED that the Plan as identified herein shall be considered to have received Final Approval once staff appointed by the East Cocalico Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plans and submitted them for recording with the Lancaster County Recorder of Deeds. Applicant shall provide the Township with executed Final Plans, record plans, development agreements, easements, and other associated documentation, according to Township procedures. Any changes to the approved Plan will require the submission of an amended plan for land development review by all Township review parties.

BE IT RESOLVED THIS 15TH DAY OF FEBRUARY, 2024.

FOR EAST COCALICO TOWNSHIP

BY: _____
Lorenzo Bonura, Chair
Board of Supervisors

ATTEST: _____
Daniel Burton, Jr., Secretary

ACCEPTANCE

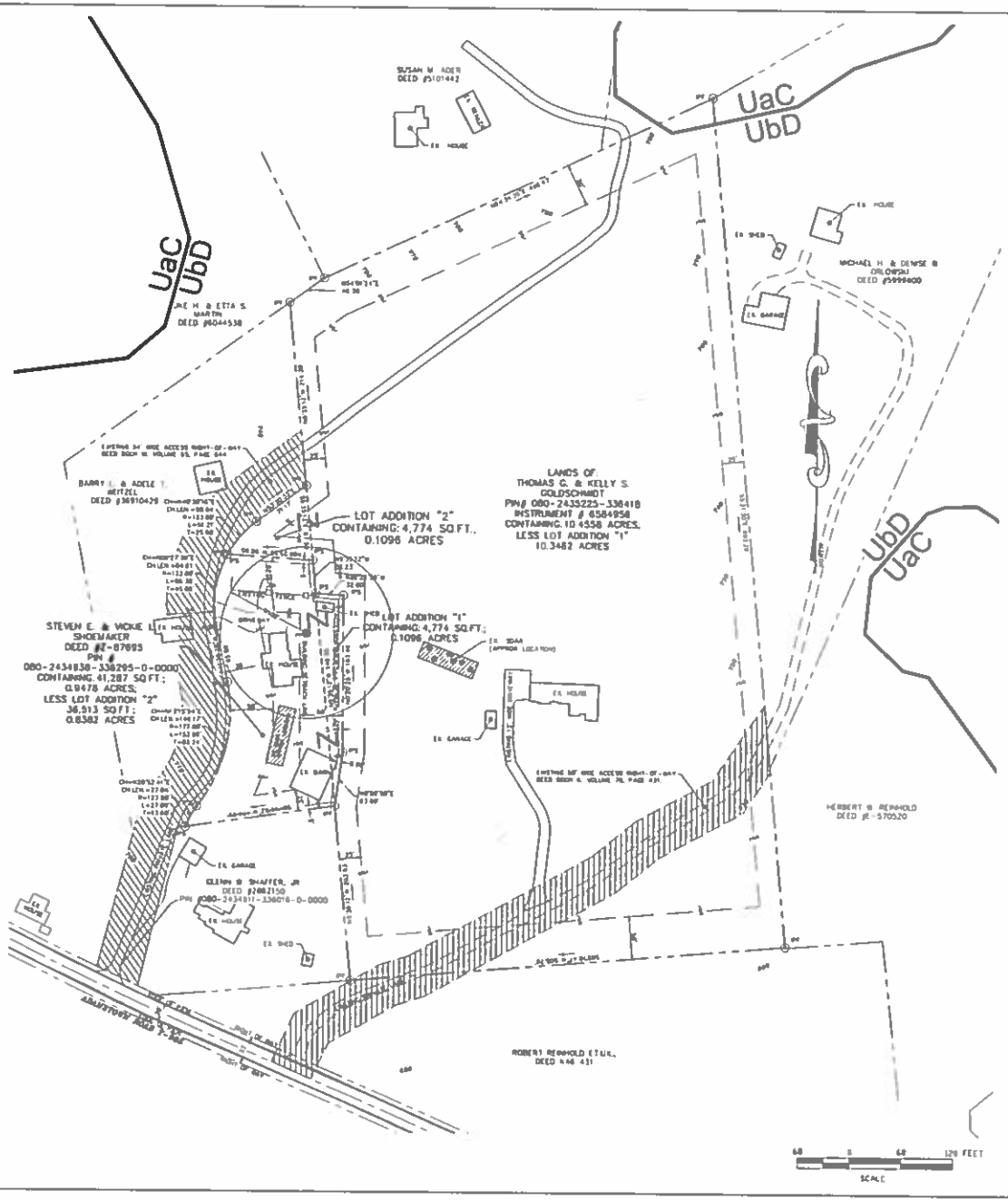
The undersigned states that he/she is authorized to execute this Acceptance on behalf of the Applicant and owner of the property which is the subject matter of this Resolution, that he/she has reviewed the Conditions imposed by the Board of Supervisor in the foregoing Resolution and that he/she accepts the Conditions on behalf of the Applicant and the owner and agrees to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

Date: _____ _____
Steven Shoemaker

Date: _____ _____
Vickie L. Shoemaker

Date: _____ _____
Thomas G. Goldschmidt

Date: _____ _____
Kelly S. Goldschmidt



LEGEND

- IRON PIN FOUND
- IRON PIN TO BE SET (5/8"ø x 30" reinforcing rod)
- BUILDING SETBACK LINE
- EXISTING FENCE
- EXISTING WELL
- S.B.&A. EXISTING SEWAGE DISPOSAL ABSORPTION AREA

"PROPOSED CONDITIONS"

MATTHEW & HOCKLEY ASSOCIATES
602 CORNWALL ROAD
LEBANON, PENNSYLVANIA 17042
PHONE: (717) 272-3028

MINOR LAND SUBDIVISION PLAN
FOR
STEVEN E. & VICKIE L. SHOEMAKER
AND
THOMAS G. & KELLY S. GOLDSCHMIDT
OWNERS IN
EAST COCALICO TOWNSHIP
LANCASTER COUNTY, PA

REVISED DECEMBER 18, 2023
REVISED DECEMBER 8, 2023
REVISED NOVEMBER 13, 2023
DATE SEPTEMBER 21, 2023

SCALE 1"=60'

OWNER	THOMAS G. GOLDSCHMIDT 120 ADAMSTOWN ROAD REINHOLDS, PA 17569 (610) 207-0239	OWNER	STEVEN E. SHOEMAKER 100 ADAMSTOWN ROAD REINHOLDS, PA 17569 (717) 917-0545
SOURCE OF TITLE	INSTRUMENT # 6584958 PIN # 080-2435225-338418	SOURCE OF TITLE	INSTRUMENT # 5367050 PIN # 080-2434838-338410
DRAWN BY A. MEY		SHEET 2 OF 3	
DRAWING	SHB SUB-20		

TECHNICON
Enterprises Inc., II
200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel (610) 286-1622
Fax (610) 286-1679

January 3, 2024

East Cocalico Township Planning Commission
Attn: Mr. Tommy Ryan, Township Manager
100 Hill Road
Denver, Pennsylvania 17517

Steven E. & Vickie L. Shoemaker Minor Subdivision
Final Plan
Prepared by: Matthew & Hockley Associates, LTD.
Prepared for: Thomas & Kelly Goldschmidt
Steven & Vickie Shoemaker
Plan No. SH8 SUB
Plan Date: September 21, 2023
Revised Date: December 19, 2023
TEI File: 4035-186

Dear Mr. Ryan:

We have reviewed the referenced revised plan for conformance with the Township Code of Ordinances and offer the following comments:

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE – CHAPTER 194

1. This plan has been classified as a minor subdivision plan and must comply with the requirements of sketch plan (§194-13), proposed features (§194-15.D(2-3)), and applicable certifications in §194-15.F. §194-11.C

2. The approval date for the requested waiver shall be provided on the plans if granted by the Board of Supervisors prior to recordation of the plan. §194-12 & 13.A(11)

3. All existing features on the subject properties and within 200 feet of the properties are required to be shown on the plans. It appears that some of the existing features are shown on the subject properties, but not within 200 feet of the properties as required. We have no objection to the waiver request. §194-13.B **(Waiver request acknowledged)**

4. It appears that there are two existing private lanes shown that cross over the subject properties. The applicant has provided the existing shared access easement information on the plans, which should also be reflected in the revised deeds for the resultant lots. Any information pertaining to existing shared access agreements should be provided for review by

the Township, if none exist, they should be prepared and recorded as part of the proposal. §194-15.D(3) & 28 & 36

5. The Final Plans shall be signed and sealed by all parties once all issues have been addressed. A pdf of the Final Plan shall be provided to the Township following recording. The certification statement/signature block for the Township Supervisors shall be updated to reflect Final Plan approval (Preliminary Plan is noted on the plans). §194-15.F(1)

6. Evidence of approval of sewage planning or exemption is required prior to final plan release. The applicant has indicated that a planning waiver/non-building declaration is being pursued. The applicant has provided information to the Township Sewage Enforcement Officer for review. §194-15.F(3) & 43

7. Draft deeds for the resultant lots shall be provided for review and recorded upon final plan approval/release. §194-34

Any questions pertaining to this review letter should be directed to the undersigned at (610) 286-1622 ext. 101 or via email at mreinert@technicon2.com.

Respectfully submitted,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc. II
Township Engineer

cc: Township Board of Supervisors
Lisa Kashner, Township Secretary
Matthew J. Creme, Jr. & Bernadette Hohenadel, Township Solicitor
John Schick, P.E., Rettew Associates
Quinn Haller, Township Sewage Enforcement Officer
Russell Frantz, Matthew & Hockley Associates, LTD
Thomas & Kelly Goldschmidt
Steven & Vickie Shoemaker
TEI File: Municipal/East Cocalico/4035-186-ltr02 Steven & Vickie Shoemaker Minor Subdivision.doc

County of Lancaster

Planning Department
150 North Queen Street | Suite 320
Lancaster, Pennsylvania 17603
Phone: 717-299-8333
www.lancastercountyplanning.org

County Commissioners
Ray D'Agostino, Chairman
Joshua G. Parsons, Vice Chairman
John B. Trescot, Commissioner

Executive Director
Scott W. Standish

23LP

MEMORANDUM

To: Tommy Ryan, Manager
East Cocalico Township

From: Gwen E. Newell, RLA, AICP GN
Senior Planner

Regional Liaison(s): Joella Neff JSN
Senior Planner - Northeast Planning Area

Date: November 2, 2023

Re: Advisory Plan Review Comments
LCPC # 81-127-1, Steven E. & Vickie L. Shoemaker
East Cocalico Township

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to this project.

GENERAL INFORMATION

Subject:	**Final Subdivision Plan**
Proposal:	**To eliminate existing site encroachments by realigning property boundaries between a 0.9478-acre lot and a 10.4558-acre lot**
Owner(s):	**Steven E. & Vickie L. Shoemaker / Thomas G. & Kelly S. Gordschmidt**
Applicant:	**Same**
Firm:	**Matthew & Hocklay**
Received:	**October 3, 2023**

LOCATION

Parcel ID #:	**0809389500000 / 0802251800000**
Address:	**94 Adamstown Road, Reinholds PA**
Location:	**North of Adamstown Road, east of its Swartzville Road intersection**
Places2040:	**The project site is located outside the Cocalico Urban Growth Area and within the Natural Conservation Character Zone.**

PATTERN

Zoning:	**R1 - Residential**
Project Density:	**0.18 du / ac**
Present Use:	**Residential**

TIMING

Utilities:	**Private water and sewer services exist**

RECOMMENDATIONS

Based upon this review, the Lancaster County Planning Department offers the following comments and recommendations:

SITE DESIGN COMMENTARY

1. On the Final Plan to be recorded, the LCPC signature block should be included to state the following:

   LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

   This Plan, bearing LCPC File No. _____, was reviewed by staff of the Lancaster County Planning Department on _____, as required by the Pennsylvania Municipalities Planning Code, Act 247, of 1968, as amended. This certificate does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the commonwealth, or the federal government.

   *
   _____
   * Signature of the Chairperson or their designee

2. Because County records indicate that the Goldschmidt lot is enrolled in the Clean and Green preferential assessment program, the following note should be provided on the plan:

   "NOTICE: According to County records, the subject property may be subject to the Pennsylvania Farmland and Forest Land Assessment Act of 1974, (a.k.a. the Clean and Green Act), Act 319 of 1974, P.L. 973; 72 P.S. 5490.1, as amended, and as further amended by Act 156 of 1998, as amended. These Acts provide for preferential property tax assessment and treatment. It is the property owner's responsibility to be aware of the laws, rules and regulations applicable to his or her property, including the provision that: (a) preferential property tax assessment and treatment will remain in effect continuously until the land owner changes the agricultural use from the approved category, or if a transfer, split-off or separation of the subject land occurs; (b) if a change in use occurs, or if a conveyance, transfer, separation, split-off or subdivision of the subject land occurs, the property owner will be responsible for notifying the County Assessor within 30-days; (c) the payment of roll-back tax, plus interest, for the period of enrollment, or a period not to exceed 7-years, whichever is less, may be required;(d) if the property owner fails to notify the County Assessor within the 30-day period, prior to the land conveyance, the property owner may be subject to a $100.00 civil penalty; (e) if the property owner fails to pay the roll-back tax, a municipal lien could be placed on the property under existing delinquent tax law."

3. Revised deeds for the resultant lots should be recorded as part of this plan approval. Recording new deeds with perimeter legal descriptions may avoid possible confusion during future title research of the affected properties.

4. If none presently exists, Shared Access Easement Agreements should be provided and recorded as part of the plan approval for each lot. This agreement should note the ownership, rights, and maintenance responsibilities associated with the shared access drive. The agreement should clarify that East Cocalico Township is not responsible for any agreement arbitration.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

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* * *

JDH/GEN/JSN/fkg/ncs

Copy: Russell Frantz, Matthew & Hockley Associates, Ltd. (Lebanon)
Act 319 Administrator, Tax Assessment

S:\COMMUNPL\LCPC\2023\11-13-23\FINAL\81-127-1 Steven E & Vickie L. Shoemaker JSN.docx

TOWNSHIP OF EAST COCALICO
LANCASTER COUNTY, PENNSYLVANIA

RESOLUTION 2024-08

A RESOLUTION TO AUTHORIZE EXECUTION OF COVENANTS AND AGREEMENTS FOR THE STONY RUN RIPARIAN PROJECT

WHEREAS, East Cocalico Township ("Township") continuously strives to preserve, protect, and enhance the native flora, fauna, soils, water table, aquifer, drainage patterns, wetlands, and other environmental resources throughout the community; and,

WHEREAS, the Township and First Pennsylvania Resource LLC have partnered to prepare a plan of improvement to an approximate five-acre portion of Township property at Hill Road that encompasses a segment of the Stony Run waterway; and,

WHEREAS, certain covenants and agreements are required to be executed by the parties in advance of the start of work on this important project;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors, as follows:

I. The Township Manager is authorized to execute, and to have recorded, where required, all covenants, agreements, and other documents required to complete the Stony Run Riparian Project.

BE IT RESOLVED THIS 15TH DAY OF FEBRUARY, 2024.

FOR EAST COCALICO TOWNSHIP

BY: _____
Lorenzo Bonura, Chair
Board of Supervisors

ATTEST: _____
Daniel Burton, Jr., Secretary

3850-FM-BCW0349 4/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

REQUEST FOR PLANNING WAIVER & NON-BUILDING DECLARATION

Section A - To Be Completed by Subdivider

I, Thomas G. Goldschmidt (subdivider), propose a subdivision of 1 (one) lot(s), located in East Cocalico Township/Borough, Lancaster County. No facility or building will be erected on the subdivided lot(s) either now or in the future that will result in the generation of sewage requiring a permit or planning under the Pennsylvania Sewage Facilities Act (35 P.S. §750) (Act) or the Pennsylvania Clean Streams Law (35 P.S. §691). In support thereof, I have attached the following:

1. A written description of the subdivision and its intended use.

2. A copy of the plot plan and deed (if available) which contains language identical to or similar to:

   "As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of adding side yard to neighboring property use. No portion (or lot number(s) lot addition "1") of this property/subdivision are approved by East Cocalico Township (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. §750.1 *et seq.*) (Act) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of East Cocalico Township (municipality), who are charged with administering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

3. **Language identical to or similar to that in Section A.2 above has been recorded on the plot plan and will be recorded on the deed. A copy of the deed (if available) and plot plan is submitted with this waiver request/ non-building declaration as documentation of this fact.**

I verify that the statements made in Section A of this document are true and correct to the best of my knowledge, information and belief. I understand that false statements in this document are subject to the penalties prescribed by applicable law, including, but not limited to, 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

Thomas G. Goldschmidt — Subdivider/Developer (Print Name)

Signature — Date: 12/18/23

Section B - To Be Completed By Buyer Or Recipient Of The Non-Building Parcel

As the anticipated buyer or recipient of the non-building land parcel described in Section A, I declare that my intended use of the parcel is for the purpose of adding side yard to neighboring property, that it will not result in any sewage generating facility and that I cannot obtain a permit for a sewage disposal system located on this parcel except in accordance with the Act (35 P.S. §750.1 *et seq.*), the Pennsylvania Clean Streams Law (35 P.S. §691.1 *et seq.*) and regulations promulgated thereunder. I understand that false statements in this document are subject to the penalties prescribed by applicable law, including, but not limited to, 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

Steven E. Shoemaker — Buyer/Recipient (Print Name)

Signature — Date: 12/18/2023

Section C - Sewage Enforcement Officer (SEO) (Only when there is an existing septic system on the parcel under consideration)

I have inspected the lot on which the existing building and existing septic system are located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met. I further acknowledge that no violations of the Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing septic system should be drawn from this acknowledgement. A brief description and sketch of the existing system and site is attached.

Bryon Woerner	Bryon Wo	04146	1/2/23
SEO (Print Name)	Signature	Certification Number	Date

Section D - Planning Agency Concurrence

The described use (agriculture, silviculture, utility placement, mining, etc.) of parcel(s) herein proposed must be consistent with the zoning, land use ordinances and comprehensive plans for the area involved in the proposed subdivision. By signature of the designated official, _____ (planning agency with Municipal Planning Code jurisdiction), has reviewed the information submitted requesting a non-building waiver and has found this request to be consistent with applicable plans and ordinances administered by this agency and that it is not part of a subdivision that proposes new sewage generating structures.

Donald E Miller	Donald E Miller	1-22-24
Planning Agency Official (Print Name)	Signature	Date

Section E - Municipal Concurrence

By signature of the designated official, _____ Township/Borough, _____ County acknowledges acceptance of this proposal as a non-building lot subdivision. Officials of _____ (Municipality) accept full responsibility now and in the future to identify any violation of the non-building lot criteria described and to submit to DEP a completed Sewage Facilities Planning Module for the entire subdivision should a violation occur. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for all the lots in the subdivision. This municipality will retain a copy of this waiver and all attachments. A copy of this form and all attachments are being forwarded to the appropriate office of DEP and to the municipal SEO.

_____	_____	_____
Municipal Secretary or Chairperson (Print Name)	Signature	Date

3850-FM-BCW0349 4/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

REQUEST FOR PLANNING WAIVER & NON-BUILDING DECLARATION

Section A - To Be Completed by Subdivider

I, Steven E. Shoemaker (subdivider), propose a subdivision of 1 (one) lot(s), located in East Cocalico Township/Borough, Lancaster County. No facility or building will be erected on the subdivided lot(s) either now or in the future that will result in the generation of sewage requiring a permit or planning under the Pennsylvania Sewage Facilities Act (35 P.S. §750) (Act) or the Pennsylvania Clean Streams Law (35 P.S. §691). In support thereof, I have attached the following:

1. A written description of the subdivision and its intended use.

2. A copy of the plot plan and deed (if available) which contains language identical to or similar to:

   "As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of adding side yard to neighboring property use. No portion (or lot number(s) lot addition "2") of this property/subdivision are approved by East Cocalico Township (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. §750.1 *et seq.*) (Act) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of East Cocalico Township (municipality), who are charged with administering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

3. **Language identical to or similar to that in Section A.2 above has been recorded on the plot plan and will be recorded on the deed. A copy of the deed (if available) and plot plan is submitted with this waiver request/ non-building declaration as documentation of this fact.**

I verify that the statements made in Section A of this document are true and correct to the best of my knowledge, information and belief. I understand that false statements in this document are subject to the penalties prescribed by applicable law, including, but not limited to, 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

Steven E. Shoemaker — Subdivider/Developer (Print Name) | Signature | 12/18/2023 Date

Section B - To Be Completed By Buyer Or Recipient Of The Non-Building Parcel

As the anticipated buyer or recipient of the non-building land parcel described in Section A, I declare that my intended use of the parcel is for the purpose of adding side yard to neighboring property, that it will not result in any sewage generating facility and that I cannot obtain a permit for a sewage disposal system located on this parcel except in accordance with the Act (35 P.S. §750.1 *et seq.*), the Pennsylvania Clean Streams Law (35 P.S. §691.1 *et seq.*) and regulations promulgated thereunder. I understand that false statements in this document are subject to the penalties prescribed by applicable law, including, but not limited to, 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

Thomas G. Goldschmidt — Buyer/Recipient (Print Name) | Signature | 12/18/23 Date

Section C - Sewage Enforcement Officer (SEO) (Only when there is an existing septic system on the parcel under consideration)

I have inspected the lot on which the existing building and existing septic system are located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met. I further acknowledge that no violations of the Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing septic system should be drawn from this acknowledgement. A brief description and sketch of the existing system and site is attached.

Bryon Woerner	Bryon Woerner	04146	1/2/24
SEO (Print Name)	Signature	Certification Number	Date

Section D - Planning Agency Concurrence

The described use (agriculture, silviculture, utility placement, mining, etc.) of parcel(s) herein proposed must be consistent with the zoning, land use ordinances and comprehensive plans for the area involved in the proposed subdivision. By signature of the designated official, _____ (planning agency with Municipal Planning Code jurisdiction), has reviewed the information submitted requesting a non-building waiver and has found this request to be consistent with applicable plans and ordinances administered by this agency and that it is not part of a subdivision that proposes new sewage generating structures.

Donald E Miller	Donald E Miller	1-22-24
Planning Agency Official (Print Name)	Signature	Date

Section E - Municipal Concurrence

By signature of the designated official, _____ Township/Borough, _____ County acknowledges acceptance of this proposal as a non-building lot subdivision. Officials of _____ (Municipality) accept full responsibility now and in the future to identify any violation of the non-building lot criteria described and to submit to DEP a completed Sewage Facilities Planning Module for the entire subdivision should a violation occur. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for all the lots in the subdivision. This municipality will retain a copy of this waiver and all attachments. A copy of this form and all attachments are being forwarded to the appropriate office of DEP and to the municipal SEO.

_____	_____	_____
Municipal Secretary or Chairperson (Print Name)	Signature	Date

MATTHEW & HOCKLEY ASSOCIATES, LTD.
602 CORNWALL ROAD
LEBANON, PA. 17042
717-954-6513

PROJECT NARRATIVE

for

Thomas G. & Kelly S. Goldschmidt

and

Steven E. & Vickie L. Shoemaker

Located in

East Cocalico Township, Lancaster County, Pennsylvania

Request for Planning Waiver & Non-Building Declaration

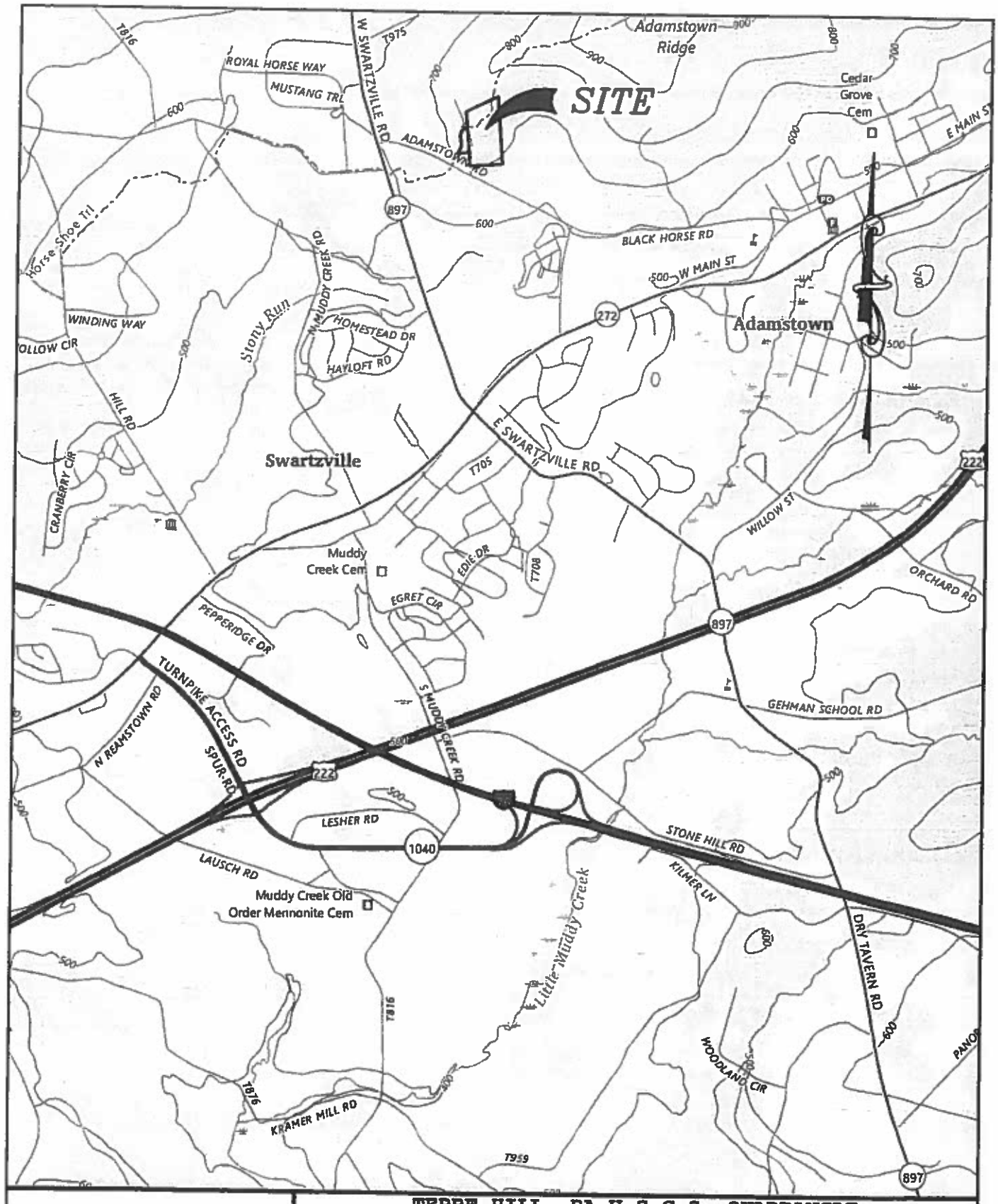
Thomas G. & Kelly S. Goldschmidt, owners of a 10.4558-acre tract of land, PIN #080-2435225-336418 and Steven E. & Vickie L. Shoemaker, owners of a .9478-acre tract of land, PIN #080-2434938-336295 are proposing to exchange an equal portion of land between each other. The purpose of this plan is to subdivide a 0.1096-acre lot from each tract and addition 0.1096-acres to each lot. The individual 0.1096-acres lot additions, known as lot addition "1" and lot addition "2" of the proposed subdivision, will resolve a problem of existing building locations with existing property lines and set-backs. The proposed subdivision is located along the north side of Adamstown Road T-#965, east of SR#0897, in East Cocalico Township, Lancaster County, Pennsylvania.

No portion of Lot Addition "1 or 2" are to be used as a separate building lots.

The proposed Lot Addition "1 & 2" will generate no additional sewage flow; therefore, a Request for Planning Waiver & Non-Building Declaration will be completed for this subdivision.

Surrounding lands located north, south, east and west are single-family residential properties, served by on-lot sewage disposal and individual private wells.

This Request for Planning Waiver and Non-Building Declaration will be presented to East Cocalico Township, Lancaster County for their review and consideration.



0 2000 4000

1 inch = 2000ft.

TERRE HILL, PA U.S.G.S. QUADRANGLE

Showing Property of

STEVEN E. & VICKIE L. SHOEMAKER

AND

THOMAS G. & KELLY S GOLDSCHMIDT

Located in

EAST COCALICO TOWNSHIP, LEBANON COUNTY, PA

TECHNICON
Enterprises Inc., II
200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel (610) 286-1622
Fax (610) 286-1679

January 17, 2024

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

RE: Ingham's Powder Coating Land Development
1860 North Reading Road
Release Recommendation No. 1
TEI File No. 4035-188.R01

Gentlemen:

The owner of the above referenced project located at 1860 North Reading Road has requested a full release from the financial security currently established for site improvements. We have conducted an improvements inspection of the property, reviewed the final as-built plans and offer the following recommendation:

Requested Release Amount:	$51,174.29
Recommended Release Amount:	**$51,174.29**
Withholding Recommended:	$ 0.00

Please refer to the enclosed spreadsheet for an itemized breakdown of the construction costs. Any questions pertaining to this recommendation letter should be directed to the undersigned by email at mreinert@technicon2.com or by telephone at (610) 286-1622, ext. 101.

Respectfully submitted,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc. II
Township Engineer

cc: Tommy Ryan, Township Manager
Matthew J. Creme, Jr., Esq, Township Solicitor
Ingham's Powder Coating
Tom Matteson, Diehm & Sons
TEI File: Municipal/East Cocalico/4035-188-R01 Inghams Powder Coating Land Development.doc

INGHAM'S POWDER COATING LD 4035-188
1860 NORTH READING ROAD
EAST COCALICO TOWNSHIP
IMPROVEMENT ESCROW
RELEASE NO. 1 DATED: 1/17/2024

TECHNICON Enterprises Inc.

DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
I DEMOLITION & SITE PREPARATION								
Remove existing permanent	930	SY	$3.00	$2,790.00	$0.00	$2,790.00	100.00%	$0.00
Clearing & grubbing	1	LS	$1,920.00	$1,920.00	$0.00	$1,920.00	100.00%	$0.00
Subtotal:				$4,710.00	$0.00	$4,710.00	100.00%	$0.00
II EROSION & SEDIMENTATION CONTROL								
12" Silt soxx	340	LF	$5.50	$1,870.00	$0.00	$1,870.00	100.00%	$0.00
18" Silt soxx	202	LF	$7.50	$1,515.00	$0.00	$1,515.00	100.00%	$0.00
Stone filter berm	1	EA	$350.00	$350.00	$0.00	$350.00	100.00%	$0.00
Stabilized construction entrance	1	EA	$750.00	$750.00	$0.00	$750.00	100.00%	$0.00
North American green liner	998	SY	$3.00	$2,994.00	$0.00	$2,994.00	100.00%	$0.00
Subtotal:				$7,479.00	$0.00	$7,479.00	100.00%	$0.00
III PAVING MARKINGS & SIGNAGE								
Macadam pavement	244	SY	$33.00	$8,052.00	$0.00	$8,052.00	100.00%	$0.00
Gravel pavement	189	SY	$6.00	$1,134.00	$0.00	$1,134.00	100.00%	$0.00
Parking space striping	1	LS	$250.00	$250.00	$0.00	$250.00	100.00%	$0.00
Concrete wheel stop	12	EA	$200.00	$2,400.00	$0.00	$2,400.00	100.00%	$0.00
Accessible space marking/symbol	1	EA	$125.00	$125.00	$0.00	$125.00	100.00%	$0.00
Accessible space sign	1	EA	$150.00	$150.00	$0.00	$150.00	100.00%	$0.00
Subtotal:				$12,111.00	$0.00	$12,111.00	100.00%	$0.00
IV STORMWATER MANAGEMENT FACILITIES								
6" PVC roof drain pipe	152	LF	$10.00	$1,520.00	$0.00	$1,520.00	100.00%	$0.00
8" PVC rain garden outlet pipe	10	LF	$12.00	$120.00	$0.00	$120.00	100.00%	$0.00
Downspout connections to collection pipe	4	EA	$150.00	$600.00	$0.00	$600.00	100.00%	$0.00
Poured-in-place concrete endwall	4	EA	$300.00	$1,200.00	$0.00	$1,200.00	100.00%	$0.00
Orifice plate & trash rack	1	EA	$500.00	$500.00	$0.00	$500.00	100.00%	$0.00
Rip-rap placement	5	CY	$27.00	$135.00	$0.00	$135.00	100.00%	$0.00
Bulk earthwork for rain garden	700	CY	$4.00	$2,800.00	$0.00	$2,800.00	100.00%	$0.00
Basin soil mix - 12" deptch	33	CY	$10.00	$330.00	$0.00	$330.00	100.00%	$0.00
Subtotal:				$7,205.00	$0.00	$7,205.00	100.00%	$0.00

INGHAM'S POWDER COATING LD 4035-188
1860 NORTH READING ROAD
EAST COCALICO TOWNSHIP
IMPROVEMENT ESCROW
RELEASE NO. 1 DATED: 1/17/2024

TECHNICON

DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
V LANDSCAPING								
Trees (deciduous/ornamental)	7	EA	$175.00	$1,225.00	$0.00	$1,225.00	100.00%	$0.00
Topsoil, seed & mulch	2438	SY	$0.60	$1,462.80	$0.00	$1,462.80	100.00%	$0.00
Subtotal:				$2,687.80	$0.00	$2,687.80	100.00%	$0.00
VI MISCELLANEOUS								
Retaining wall	90	SF	$25.00	$2,250.00	$0.00	$2,250.00	100.00%	$0.00
Record drawings	1	LS	$1,850.00	$1,850.00	$0.00	$1,850.00	100.00%	$0.00
Construction stakeout	1	LS	$4,000.00	$4,000.00	$0.00	$4,000.00	100.00%	$0.00
Subtotal:				$8,100.00	$0.00	$8,100.00	100.00%	$0.00
				==========	==========	==========	==========	==========
Construction Cost:				$42,292.80	$0.00	$42,292.80	100.00%	$0.00
Construction Observation (10%):				$4,229.28	$0.00	$4,229.28	100.00%	$0.00
Contingencies (10%):				$4,652.21	$0.00	$4,652.21	100.00%	$0.00
				==========	==========	==========	==========	==========
Total:				$51,174.29	$0.00	$51,174.29	100.00%	$0.00

2024 Monthly Report

East Cocalico Twp. Total Calls	January	February	March	April	May	June	July	August	September	October	November	December	Total
Non-Reportable Crash	11												11
Reportable Crash	20												20
Fatalities	0	0	0	0	0	0	0	0	0	0	0	0	0
Traffic Citations	36												36
Traffic Warnings	51												51
Parking Tickets	0												0
DUI - On View Arrests	2												2
DUI - Accidents	0												0
Total Arrests	6												6
Total Calls of Service ECT	549												549

Denver Borough Total Calls													
Non-Reportable Crash	2												2
Reportable Crash	0												0
Fatalities	0	0	0	0	0	0	0	0	0	0	0	0	0
Traffic Citations	5												5
Traffic Warnings	14												14
Parking Tickets	3												3
DUI - On View Arrests	0												0
DUI - Accidents	0												0
Total Arrests	9												9
Total Calls of Service DB	130												130

GENERAL FUND

Account	Budget	Actual	Actual % of Budget
01.301 REAL PROPERTY TAXES	1,944,650.00	13,908.40	0.72%
01.310.1 ACT 511 RE TRANSFER TAX	266,500.00	31,989.39	12.00%
01.310.2 EARNED INCOME TAX	2,122,000.00	99,215.38	4.68%
01.310.5 LOCAL SERVICE TAX	385,000.00	3,293.06	0.86%
01.320 PERMIT REVENUES	725.00	0.00	0.00%
01.321 LICENSES/FRANCHISE	132,500.00	0.00	0.00%
01.331 FINES/PARKING TICKETS	20,940.00	1,970.89	9.41%
01.341 INTEREST EARNINGS	94,225.00	785.38	0.83%
01.342 RENTS/ROYALTIES	1,525.00	0.00	0.00%
01.351 INTERGOV'T REV FEDERAL	0.00	0.00	0.00%
01.354 INTERGOV'T REV STATE	780,256.19	0.00	0.00%
01.355 STATE SHARED REVENUE	86,442.31	0.00	0.00%
01.356 StatePaymentsInLieuOfTax	69.00	0.00	0.00%
01.357 LOCAL GOV'T/OPER.GRANT	0.00	0.00	0.00%
01.358 LOCAL GOV'T/SHARED PAYTS	744,658.59	3,863.82	0.52%
01.361 COMMUNITY DEV FEES	24,735.00	6,626.50	26.79%
01.362.1 PUBLIC SAFETY	45,450.00	6,240.08	13.73%
01.362.4 INSP/PERMIT/LIC ComDev	155,605.00	13,759.98	8.84%
01.363 PERMITS ROADS	4,800.00	50.00	1.04%
01.364 RECYCLING SERVICES	3,800.00	44.80	1.18%
01.367 RECREATION/POOL	63,775.00	0.00	0.00%
01.380 MISCELLANEOUS	1,875.00	8.00	0.43%
01.387 DONATIONS/CONTRIBUTIONS	0.00	0.00	0.00%
01.391 PROCEEDS/GEN.FIXED ASSETS	5,450.00	0.00	0.00%
01.392.3 InterfdOperatingTrans.	286,374.25	0.00	0.00%
01.395 REFUNDS	550.00	0.00	0.00%
Total Revenues	**7,171,905.34**	**181,755.68**	**2.53%**
01.400 SUPERVISORS	21,575.00	2,962.89	13.73%
01.401 MANAGEMENT	230,975.00	22,582.48	9.78%
01.402 FINANCIAL ADMINISTRATION	100,058.00	10,003.88	10.00%
01.403 TAX COLLECTOR	30,572.00	2,458.00	8.04%
01.404 PROFESSIONAL SERVICES	134,950.00	839.70	0.62%
01.405 GENERAL GOVT - OFFICE	121,650.00	12,408.38	10.20%
01.406 PERSONNEL ADMINISTRATION	1,750.00	0.00	0.00%
01.408 ENGINEER	38,400.00	690.96	1.80%
01.409 GENERAL GOVT - BUILDING	84,082.00	5,118.75	6.09%
01.410 POLICE DEPARTMENT	3,348,365.00	392,730.11	11.73%
01.411 FIRE/EMERGENCY MGT.	238,522.31	0.00	0.00%
01.412 AMBULANCE/EMERGENCY	43,000.00	0.00	0.00%
01.413.4 CONTRACTED SERVICES	14,500.00	425.75	2.94%
01.414 COMMUNITY DEVELOPMENT	233,182.00	14,991.59	6.43%
01.415 PUBLIC SAFETY	1,380.00	0.00	0.00%
01.426 RECYCLING	12,050.00	0.00	0.00%
01.429 SANITATION	425.00	0.00	0.00%
01.430 HIGHWAY DEPARTMENT	409,197.00	35,399.40	8.65%
01.432 SNOW MATERIALS/HIGHWAY	87,175.00	11,311.22	12.98%
01.433 TRAFFIC SIGNALS & SIGNS	49,704.00	627.08	1.26%

GENERAL FUND

Account	Budget	Actual	Actual % of Budget
01.437 REPAIRS TOOLS & MACHINERY	37,980.00	2,085.88	5.49%
01.438 ROADS/MAINTENANCE/REPAIRS	90,450.00	0.00	0.00%
01.446 MS4/SWM/WATERSHED	107,412.00	237.00	0.22%
01.452 SWIMMING POOL	148,243.00	875.77	0.59%
01.454 PARKS	19,800.00	598.17	3.02%
01.456 LIBRARIES	30,000.00	0.00	0.00%
01.465 COMMUNITY	11,000.00	0.00	0.00%
01.471 DEBT PRINCIPAL	274,236.66	0.00	0.00%
01.472 DEBT INTEREST	12,137.58	0.00	0.00%
01.475 DEBT COSTS	0.00	0.00	0.00%
01.480 MISCELLANEOUS	2,100.00	0.00	0.00%
01.486 INSURANCE	95,323.26	68,571.15	71.94%
01.487 INSURANCE/BENEFITS	469,181.16	26,615.32	5.67%
01.491 OTHER FINANCING USES	100.00	0.00	0.00%
01.492 INTERFUND TRANSFERS			
01.492.3 TRANS.CAP.RES.POLICE PEN.			
01.492.35 TRANSFER TO STATE FUND	0.00	0.00	0.00%
Total TRANS.CAP.RES.POLICE PEN.	**672,429.37**	**0.00**	**0.00%**
Total INTERFUND TRANSFERS	**672,429.37**	**0.00**	**0.00%**
Total Expenditures	**7,171,905.34**	**611,533.48**	**8.53%**
Total GENERAL FUND	**0.00**	**-429,777.80**	
Total All Funds	**0.00**	**-429,777.80**	

LIGHT FUND

Account	Budget	Actual	Actual % of Budget
02.301 REAL PROPERTY TAXES	228,785.00	1,295.00	0.57%
02.341 INTEREST EARNINGS	1,450.00	0.00	0.00%
Total Revenues	**230,235.00**	**1,295.00**	**0.56%**
02.403 TAX COLLECTION	4,390.00	0.00	0.00%
02.434 STREET LIGHTING	182,400.00	15,165.54	8.31%
02.435.00.00 Capital Improvements	150,000.00	0.00	0.00%
Total Expenditures	**336,790.00**	**15,165.54**	**4.50%**
Total LIGHT FUND	**-106,555.00**	**-13,870.54**	
Total All Funds	**-106,555.00**	**-13,870.54**	

HYDRANT FUND

Account	Budget	Actual	Actual % of Budget
03.301 REAL PROPERTY TAXES	69,560.00	634.44	0.91%
03.341 INTEREST EARNINGS	1,490.00	0.00	0.00%
Total Revenues	71,050.00	634.44	0.89%
03.403 TAX COLLECTION	3,050.00	0.00	0.00%
03.448 PUBLIC WORKS/HYDRANT	66,060.00	16,425.00	24.86%
Total Expenditures	69,110.00	16,425.00	23.77%
Total HYDRANT FUND	1,940.00	-15,790.56	
Total All Funds	1,940.00	-15,790.56	

RECREATION FUND

Account	Budget	Actual	Actual % of Budget
04.341 INTEREST EARNINGS	2,550.00	0.00	0.00%
04.367 Recreation	200.00	0.00	0.00%
04.383 SPECIAL ASSESSMENTS	12,000.00	0.00	0.00%
04.392.01.10 Transfers	0.00	0.00	0.00%
Total Revenues	14,750.00	0.00	0.00%
04.454 PARKS	30,000.00	0.00	0.00%
04.480.00.08 Bank Service Chg	0.00	0.00	0.00%
Total Expenditures	30,000.00	0.00	0.00%
Total RECREATION FUND	-15,250.00	0.00	
Total All Funds	-15,250.00	0.00	

CAPITAL RESERVE FUND

Account	Budget	Actual	Actual % of Budget
30.341 INTEREST EARNINGS	196,284.00	0.00	0.00%
30.363 PERMITS/HWY/STREETS	0.00	0.00	0.00%
30.383 SPECIAL ASSESSMENTS	0.00	0.00	0.00%
30.392 TRANSFERS FROM GENERAL FD	672,429.37	0.00	0.00%
Total Revenues	868,713.37	0.00	0.00%
30.405 GENERAL GOVERNMENT	0.00	0.00	0.00%
30.409 GENERAL GOV'T BUILDING	11,200.00	4,084.00	36.46%
30.410.70.00 Police	117,630.00	0.00	0.00%
30.415.70.00 Radios Capital Purchase	0.00	0.00	0.00%
30.430 HIGHWAY/SHED	194,000.00	1,399.95	0.72%
30.433 TRAFFIC SIGNALS & SIGNS	40,000.00	0.00	0.00%
30.438 RoadRepairs/Maint.	200,000.00	0.00	0.00%
30.439.00.00 Road Resurfacing/Old Home	0.00	0.00	0.00%
30.452 POOL	0.00	0.00	0.00%
30.454 PARKS	0.00	0.00	0.00%
30.480 OTHER	0.00	0.00	0.00%
30.492.30.00 General Fund	286,374.25	0.00	0.00%
30.492.30.01 Recreation Fund	0.00	0.00	0.00%
30.492.30.03 Other	0.00	0.00	0.00%
30.492.43.00 Highway	0.00	0.00	0.00%
Total Expenditures	849,204.25	5,483.95	0.65%
Total CAPITAL RESERVE FUND	19,509.12	-5,483.95	
Total All Funds	19,509.12	-5,483.95	

TRAFFIC IMPACT FUND

Account	Budget	Actual	Actual % of Budget
33.341.00.02 Interest ENB	19,300.00	0.00	0.00%
33.361.30.05 Traffic Impact Fees	19,656.00	0.00	0.00%
Total Revenues	38,956.00	0.00	0.00%
33.414.31.00 Engineering	2,500.00	0.00	0.00%
33.414.31.05 Legal	1,000.00	0.00	0.00%
Total Expenditures	3,500.00	0.00	0.00%
Total TRAFFIC IMPACT FUND	35,456.00	0.00	
Total All Funds	35,456.00	0.00	

STATE FUND

Account	Budget	Actual	Actual % of Budget
35.341 INTEREST EARNINGS	3,850.00	0.00	0.00%
35.355 SHARED REV.& ENTITLEMENTS	381,850.00	0.00	0.00%
35.363 Highways and Streets	14,676.71	0.00	0.00%
35.391 PROC.GEN.FIXED.ASSETS	0.00	0.00	0.00%
35.392.01 TRANSFER FROM GEN.FD.	0.00	0.00	0.00%
35.393 Loan Proceeds/LongTermDeb	0.00	0.00	0.00%
Total Revenues	400,376.71	0.00	0.00%
35.432 WINTER MAINT./SNOW	0.00	0.00	0.00%
35.433 TRAFFIC MAINT./CONTROL	0.00	0.00	0.00%
35.437 MACHINERY/TOOLS REPAIR	0.00	0.00	0.00%
35.438 ROAD REPAIRS/MAINT.	0.00	0.00	0.00%
35.439 ROAD/BRIDGE PROJECTS	450,000.00	0.00	0.00%
35.480 BANK CHARGES	0.00	0.00	0.00%
35.492 INTERFUND TRANSFERS	0.00	0.00	0.00%
Total Expenditures	450,000.00	0.00	0.00%
Total STATE FUND	-49,623.29	0.00	
Total All Funds	-49,623.29	0.00	

AMERICAN RESCUE PLAN ACT

Account	Budget	Actual	Actual % of Budget
36.341.00.01 Interest	10,800.00	0.00	0.00%
36.351.01.00 ARPA Funds	298,150.00	0.00	0.00%
Total Revenues	308,950.00	0.00	0.00%
36.405.12.00 Intern Program	0.00	2,939.75	100.00%
36.410.35.00 Pension Contribution	37,500.00	0.00	0.00%
36.446.00.02 FS4 Farm Cooperation	0.00	11,250.00	100.00%
36.446.04.02 Rose Hill Basin Project	0.00	70,783.95	100.00%
36.446.04.03 Culvert Replacement Proje	851,399.00	0.00	0.00%
Total Expenditures	888,899.00	84,973.70	9.56%
Total AMERICAN RESCUE PLAN ACT	-579,949.00	-84,973.70	
Total All Funds	-579,949.00	-84,973.70	

Public Works Department Report
January 2024

1. Road/Bridge Maintenance
    a. Cleaned streets and drains as needed
    b. Sign maintenance, clean straighten and replace as need
    c. Cleaned bridge decks and undersides as needed
    d. Inspected cross pipes
    e. Road sealing
    f. Inspecting trench restoration in Meadowbrook
    g. Scraped road side edges
    h. Finished boom mowing
    i. Salted and plowed roads
    j. Road side tree trimming

2. Parks/Reamstown pool
    a. Blow off skate park and walking trail as needed
    b. Cleaned up sticks and debris at parks as needed
    c. Emptied garbage cans throughout parks weekly
    d. Playground inspections and maintenance
    e. Pool closed
    f. Pumped excess water down out of pool

3. Equipment/vehicle maintenance
    a. Washed trucks and equipment weekly
    b. Run all equip, that hasn't been used in the past 2 weeks
    c. Worked on crack sealer
    d. Installed new thermostat on bucket truck and fixed cylinder
    e. Fixed hyd. Leak on loader
    f. Fixed hyd. Line on dump truck
    g. Did tune ups on saws and blowers
    h. Serviced single cab chev
    i. Replaced water pump on wheel loader

4. Miscellaneous
    a. Cleaned shop and bathroom weekly
    b. Posted Zoning hearing signage
    c. Continue responding/marking PA one calls
    d. Replaced M top with a low profile frame to get water in the inlet
    e. Painted foyer at office
    f. Chipped Christmas trees

g. Maintain woody waste
h. Finished installing insulation at shed

TECHNICON
Enterprises Inc., II
200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622
Fax (610) 286-1679

February 1, 2024

East Cocalico Township
100 Hill Road
Denver, PA 17517

RE: Building and Zoning
Inspectors Report
January 2024

Dear Board Members:

The following Building Inspector and Zoning Officer activities were conducted in East Cocalico Township during the month of January 2024.

Building Permits Issued

23-333MEP	Dutch Cousin Campground DS Burkholder Inc.	446 Hill Rd.	Stand alone electric service
23-349AE	Joseph Maurizi	42 Ream Rd.	Roof mounted solar
23-339B	Martinheim LLC	877 N. Reading Rd.	Change of occupancy & Replace exterior door
23-342AES	Wabash Station LLC	783 N. Reading Rd.	Roof mounted solar
23-328B	Sean Battito	44 Denver Rd.	Concrete pad for future storage container
23-344B	Levi & Susie Horst	292 E. Church St.	Sunroom replacement & new deck
23-346B	Ken Grube	5 Lee Dr.	Full bath and sunroom addition
23-345B	Randy Ansel	2 S. Reamstown Rd.	Replace home heating tank
23-213B	Michael A. Nix	36 Muddy Creek Church Rd.	4 unit apartment
24-001B	Jim Brandt	37 Egret Cr.	Replace deck
23-343MEP	S.A. Comunale Co./ Marnie Maze	500 S. Muddy Creek Rd.	ACI Automated Racks- Install fire sprinkler
23-340B	Micah Ressler	79 W. Church St.	Roof over deck
24-004B	Jeffrey Wenger	2 Anchor Ave. lot 91	Duplex
24-005B	Jeffrey Wenger	4 Anchor Ave. lot 90	Duplex
24-006B	Sunview Partners	35 Pacific Blvd. lot 72	New home
24-007B	Sunview Partners	37 Pacific Blvd. lot 73	New home
24-008B	Sunview Partners	39 Pacific Blvd. lot 74	New home
24-011	Reinholds Properly LP	260 Muddy Creek Rd.	Office Renovations
24-012P	Integrity Pools/Frederick Loud	7 White Tail Dr.	Hot tub
24-013D	Cherry Place Properties	319 Wabash Rd.	Demolition

Driveway Permits Issued
None

Building Inspections Conducted

22-245	Landmark Bldrs.	28 Lee Dr., lot 48	Final
23-18	East Cocalico Twp.	102 Hill Rd.	Final
23-37	Sunview Partners	35 Coastal Ave., lot 18	Final
23-110	Ron & Rosalie Kreider	2 Atlantic Blvd., lot 175	Final
23-125	Landmark Bldrs.	28 Lee Dr.	Final
23-140	Sunview Partners	36 Pacific Blvd., lot 36	Frame, rough electric, plumbing & mechanical, wallboard
23-142	Sunview Partners	32 Pacific Blvd., lot 38	Frame, rough electric, plumbing & mechanical, wallboard
23-143	Sunview Partners	30 Pacific Blvd., lot 39	Footer
23-144	Sunview Partners	28 Pacific Blvd., lot 40	Footer
23-180	Jeffrey Wenger	22 Anchor Ave., lot 81	Wallboard
23-231	Zimmerman Home Bldrs.	16 Anchor Ave., lot 84	Final
23-232	Zimmerman Home Bldrs.	14 Anchor Ave., lot 85	Final
23-234	Zimmerman Home Bldrs.	12 Anchor Ave., lot 86	Final
23-254	CLNC NNN Alberts CA, LLC	500 S. Muddy Creek Rd.	Footer
23-269	Scott & Heidi Lindsay	203 Royal Horseway	Frame, rough electric, plumbing & mechanical, wallboard, underslab plumbing, wallboard
23-274	Donna Good	7 W. Kestrel Dr.	Final
23-279	Craig Martin	1122 Dogwood Dr.	Final
23-286	Goshert & Perrotti	1911 Kramer Mill Rd.	Electric service
23-293	Donnie Ernst	6 Keith Ct.	Rough electric & Plumbing
23-298	Reinholds Property	260 S. Muddy Creek Rd.	Final
23-305	Rebecca Sauder	17 Oak Ln.	Final
23-306	Zimmerman Home Bldrs.	2 Lighthouse Blvd., lot 62	Electric service
23-307	Zimmerman Home Bldrs.	17 Pacific Blvd., lot 63	Electric service
23-308	Zimmerman Home Bldrs.	19 Pacific Blvd., lot 64	Electric service
23-309	Zimmerman Home Bldrs.	21 Pacific Blvd., lot 65	Electric service
23-310	Zimmerman Home Bldrs.	23 Pacific Blvd., lot 66	Electric service
23-311	Zimmerman Home Bldrs.	25 Pacific Blvd., lot 67	Electric service
23-333	Dutch Cousin Campground (DS Burkholder Inc.)	446 Hill Rd.	Electric & final & service
23-336	Justin Hill	25 Heatherwood Ln.	Footer, frame

Zoning Permit Final Inspections Completed
None

Zoning/Building Issues

1. Responded to numerous inquiries and requests for information from Township residents, contractors and realtors pertaining to building code.

Respectfully submitted,

Josephine Brown
Technicon Enterprises, Inc., II
East Cocalico Township
Code Enforcement Officer

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

Zoning Report

January 2024

Zoning Hearing Board (January 10)

- Brubacker (ZHB 780-23) – Conducted and completed a public hearing as to a variance to permit a single-family dwelling at property not adjacent to a public road and without access to an approved private street. A decision is expected to be made at the Zoning Hearing Board's February 14 meeting.

Zoning Permits

- Five zoning permits issued.

TECHNICON
Enterprises Inc., II
200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622
Fax (610) 286-1679

January 29, 2024

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

RE: S.E.O. Report
January 2024

Dear Board Members:

The following S.E.O. work was conducted in East Cocalico Township during the month of January 2024.

Septic System Permits Issued
Nathan Fichthorn 704 Reinholds Road
Permit renewed for the installation of a new onlot septic system.

Septic Systems Being Installed
Butch Long 1683 Kramer Mill Road
Modification of the existing system continues.

Dutch Cousin Campground Hill Road
Installation of the new septic system continues.

Final Inspections Conducted
None

Soil Testing
None

Malfunction Investigation
456 Smokestown Road update- The property owner had a full inspection of the onlot system and is in the process of obtaining a repair permit to replace the cracked septic tank.

Miscellaneous Tasks

1. Responded to requests for information from residents, contractors, and realtors.
2. Our office finished our review of the non-building waiver for Thomas Goldschmidt, 120 Adamstown Road. We forwarded the non-building waivers to the Township for review and approval.

Respectfully submitted,

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

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