

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS  
STEVENS FIRE COMPANY  
91 STEVENS ROAD, STEVENS, PA  
THURSDAY, MARCH 7, 2024, 7:00 PM**

**CALL TO ORDER** by Chair Bonura at 7:05 PM.

**ATTENDANCE**

Lorenzo Bonura, Chair	[X]
Jeff Mitchell, Vice Chair	[X]
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**

- Ken McCrae, East Cocalico, commented on Assistant Manager compensation and duties.
- Doug Mackley, East Cocalico, commented on Deputy Tax Collector appointment.

**DISCUSSIONS & PRESENTATIONS**

Denver Road Partners LLC – Claudia Shank, Counsel for the Petitioner, provided an overview of a request to rezone certain lands at Denver Road to Light Industrial Zone from High Density Residential Zone. Ms. Shank commented on a proposed warehouse use on that portion of the property to be rezoned, and on a proposed multi-family dwelling use on the remaining portion of the property.

Ms. Shank commented on several proposed revisions to the Zoning Ordinance.

Katherine Mestrand, Engineer for the Petitioner, commented on site conditions, drainage areas, impervious surface calculations, vehicle circulation and estimated traffic volume, emergency access, lighting, and landscaping.

Chair Bonura commented on proposed residential unit density, building height, and volunteer fire department ability to attend to calls at these buildings.

Andy Miller, Petitioner, commented on financial viability of the uses.

Mr. Burton commented on residential unit size and estimated price point.

Mr. Mitchell commented on floodplain restoration, and on warehouse loading dock orientation.

Mr. Mackley commented on well protection.

Mr. McCrae commented on sound barriers.

## **ACTION ITEMS**

meeting minutes – Chair Bonura made a motion to approve the February 15 Meeting minutes, as presented. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Deputy Tax Collector appointment – Jill Cordon, Tax Collector, commented on a filing required at the Office of the Clerk of Courts for Lancaster County, and on Tax Collector and Deputy Tax Collector bonding. Bernadette Hohenadel, Township Solicitor, commented on Deputy Tax Collector appointment and bonding requirements.

Mr. Mitchell commented as to the Deputy Tax Collector candidate providing a resume for Board of Supervisor review prior to Board of Supervisor appointment.

Rachael Baugher, East Cocalico, commented on her experience working with the Tax Collector.

George Lutz, Counsel for the Tax Collector, commented on Deputy Tax Collector information requested by the Board of Supervisors. It was agreed Ms. Baugher would provide information to the Board of Supervisors in advance of the March 21 Meeting.

Assistant Township Manager ratification – Chair Bonura made a motion to ratify the hire of Melody Stout, Assistant Manager, subject to the terms set forth in a conditional offer of employment dated February 5, 2024. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

interfund transfers, bill lists & payroll – Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$20,993.57, for the week of February 15, 2024. The motion was seconded by Mr. Burton.

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 \$169,977.38, for the week of February 22, 2024. The motion was seconded by Mr. Burton.

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 \$19,162.71, for the week of February 29, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the Capital Reserve Bank Account list of bills in the amount of \$28,195.38, for the week of February 15, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the Capital Reserve Bank Account list of bills in the amount of \$56,410.00, for the week of February 22, 2024. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the Capital Reserve Bank Account list of bills in the amount of \$5,230.81, for the week of February 29, 2024. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$90,618.25, for the pay period from February 11, 2024 to February 24, 2024. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve a transfer from the General Fund to the Capital Reserve Fund, in the amount of \$250,000.00, on February 28, 2024, a budgeted transfer. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

## **NEW BUSINESS**

- Mr. Burton commented on a zoning study. There was general discussion regarding the scope and cost of a zoning study, and the utilization of planning consultants. Mr. Burton will provide additional information at a future meeting.
- Chair Bonura commented on comments made to social media platforms that include inaccurate information regarding various Township matters. Chair Bonura encouraged residents to attend Board of Supervisors meetings, to share their comments in-person. Mr. Mitchell noted the Members and Township staff may also be contacted by e-mail.

## **OLD BUSINESS**

- Mr. Burton commented on discussions had with local volunteer fire department officials, and an interest expressed by these officials to meet with the Board of Supervisors to discuss planning and long-term goals. Mr. Burton will provide additional information at a future meeting.

## **PUBLIC COMMENT, NON-AGENDA ITEMS**

- Mr. Mackley commented on Tax Collector bonding, zoning study expense, and elected official duties.
- Nelson Ilgen, East Cocalico, commented on real estate tax payment status.
- Sue Mackely, East Cocalico, commented on correspondence from the Tax Collector.
- Zebulon Rineer, East Cocalico, Recreation Board volunteer candidate, commented on his experience.

## **ANNOUNCEMENTS**

- Chair Bonura announced the Board of Supervisors will next meet on Thursday, March 21, at 7:00 PM, at the Township Building.

## **ADJOURNMENT**

There being no further business, at 9:05 PM Chair Bonura made a motion to adjourn the meeting. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

**Ordinance 2024-01 - C&B Development zoning map**

1/17/24	confirm court reporter	TR
1/14/24	send draft schedule, ordinance, and legal ad to MC	TR
1/14/24	MC approves schedule, ordinance, and legal ad	MC
1/14/24	legal ad submitted to newspaper	TR
1/15/24	ordinance submitted to ECTPC	TR
1/18/24	ordinance submitted to LCPD	TR
1/18/24	ordinance & Public Notice posted to website	LK
1/18/24	ordinance & Public Notice placed in lobby	LK
1/18/24	ordinance sent to newspaper, LC Law Library	TR
1/18/24	ordinance & Public Notice sent to Applicant, affected owners	TR
1/22/24	ECTPC comment, if any	
2/17/24	LCPD 30-day comment period ends	
2/26/24	property perimeter posted	PW
2/26/24	ECTPC comment, if any	
2/26/24	legal ad #1 published, confirm	TR
3/4/24	legal ad #2 published, confirm	TR
3/21/24	BoS Hearing	
3/22/24	remove postings	PW
3/22/24	send to General Code via ezSupp	TR
3/22/24	send PDF to MC, MR, LCPD	TR
3/22/24	update ordinance list	LK
3/22/24	update ordinance book	LK

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

**ORDINANCE 2024-01**

**AN ORDINANCE TO AMEND THE EAST COCALICO TOWNSHIP  
OFFICIAL ZONING MAP TO REZONE CERTAIN PROPERTY FROM THE  
AGRICULTURAL ZONE (A) TO THE LIGHT INDUSTRIAL ZONE (I-1).**

**WHEREAS**, from time to time, revisions to the Code of the Township of East Cocalico are required so to aid the Township in its planning efforts and to advance the overall public health, safety, and welfare of the community;

**NOW, THEREFORE**, the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, hereby ordains and enacts as follows:

**SECTION I**

- A. The Official Zoning Map of East Cocalico Township, set forth in the Code of the Township of East Cocalico, §220-8, is amended to rezone Tax Parcel Number 080-45052-0-0000 from the Agricultural Zone (A) to the Light Industrial Zone (I-1).

**SECTION II**

- A. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- B. To the extent this Ordinance is inconsistent with the Code of the Township of East Cocalico, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- C. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
- D. This Ordinance shall become effective immediately upon enactment.

**ENACTED AND ORDAINED** by the Supervisors of East Cocalico Township, Lancaster County, Pennsylvania on this 21<sup>st</sup> day of March, 2024.

**FOR EAST COCALICO TOWNSHIP**

By: \_\_\_\_\_  
Lorenzo Bonura, Chair  
Board of Supervisors

Attest: \_\_\_\_\_  
Daniel Burton Jr., Secretary

**Ordinance 2024-02 - road restoration standards**

1/17/24	confirm court reporter	TR
1/14/24	send draft schedule, ordinance, and legal ad to MC	TR
1/14/24	MC approves schedule, ordinance, and legal ad	MC
1/14/24	legal ad submitted to newspaper	TR
1/18/24	ordinance & Public Notice posted to website	LK
1/18/24	ordinance & Public Notice placed in lobby	LK
1/18/24	ordinance sent to newspaper, LC Law Library	TR
2/26/24	legal ad #1 published, confirm	TR
3/21/24	BoS Hearing	
3/22/24	send to General Code via ezSupp	TR
3/22/24	update ordinance list	LK
3/22/24	update ordinance book	LK

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

**ORDINANCE 2024-02**

**AN ORDINANCE OF THE TOWNSHIP OF EAST COCALICO TO  
ESTABLISH ROADWAY RESTORATION REQUIREMENTS**

**WHEREAS**, from time to time, revisions to the Code of the Township of East Cocalico are required so to aid the Township in its planning efforts and to advance the overall public health, safety, and welfare of the community;

**NOW, THEREFORE**, the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, hereby ordains and enacts as follows:

**SECTION I**

Regulations in the Code of the Township of East Cocalico, Chapter 189, Article I, Excavations and Openings, are hereby deleted in its entirety, and in its place the below adopted:

§ 189-1 – Regulations and Definitions.

- A. No person, firm, corporation, partnership or other entity (hereinafter "person") shall occupy or excavate or make any tunnel or opening of any kind in, under or adjacent to the surface of any street within the Township without first securing a permit from the Township for each separate undertaking. Nor shall any person install, erect or relocate any pole or other obstruction upon, in or immediately adjacent to any portion of any street within the Township except under such conditions, restrictions and regulations as prescribed in permits granted by the Township for such purpose. In no event shall any person seeking a permit deviate from the provisions of this article or from the terms of any subsequently issued permit. Nothing in this article shall be construed to require a permit in advance of emergency repairs necessary for the safety of the public or the restoration or continuance of a public utility or other public service. Application for a permit under such circumstances is still required, with fees and application due within five working days after commencement of the work. Notwithstanding the above, East Cocalico Township is exempt from all requirements of this Article.
- B. In all cases in which emergency repairs are necessary, the Director of Public Works or his or her designee will be notified prior to excavation of any kind.
- C. As used in this article, the following terms shall have the meanings indicated:

**ADJACENT AREA** The area surrounding the immediate area of the permitted work which can reasonable be assumed to have been affected by the permitted work.

**BACKFILL** Material used to replace or the act of replacing material removed during construction.

**EMERGENCY** An unforeseen occurrence or combination of circumstances which calls for immediate action or remedy.

**EMERGENCY REPAIR** Repair to a utility facility undertaken to repair damage resulting from a vehicle accident or collision with the facility, a failed component or storm damage. The term does not include service connections or disconnections unrelated to vehicle accident, a failed component or storm damage.

**INSPECTOR** The Township's authorized representative assigned to inspect permit operations.

**PERMIT** A highway and/or road occupancy permit issued by the Township.

**PERSON** A natural person, firm, partnership, association, corporation, trust or any entity with legal responsibilities. Whenever used in any clause prescribing or imposing a fine or imprisonment or both, "person" shall mean, as applied to associations, the partners or members thereof and, as applied to corporations, the officers thereof.

**PLANS** Drawings which show the location, character and dimensions of the proposed occupancy and related highway features, including layouts, profiles, cross sections and other details.

**RIGHT-OF-WAY** An area or strip of land acquired by the Township and intended to be occupied by a street, crosswalk, stormwater or sanitary sewer pipes and other similar uses.

**ROAD** See "street."

**STREET** An open way, generally paved and usually publicly owned, serving as a means of vehicular and/or pedestrian passage and furnishing access to abutting properties.

**UTILITY** A person owning a utility facility, including any wholly owned or controlled subsidiary.

**UTILITY FACILITY OR FACILITY** Privately, publicly or cooperatively owned lines, facilities and systems for producing, transmitting or distributing communication, power, electricity, light, heat, gas, oil, crude products, coal, water, steam, waste, stormwater not connected to Township drainage facilities and other similar commodities, including fire and police signal systems and streetlighting systems, which directly or indirectly serve the public or any part thereof.

**VEHICLE** Every device which is or may be moved or drawn upon a highway.

§ 189-2 – Permits.

- A. Application for a permit. Application for a permit shall be on a form prescribed or approved by the Township, and shall be submitted to the Township in duplicate. The application shall be accompanied by the fee and/or escrow for highway and/or road permits and restoration charges as listed on the fee schedule most currently adopted by the Board of Supervisors. In addition, the applicant shall submit three copies of a sketch plan showing such dimensions as the location of the intended facility, width of the traveled roadway, right-of-way lines, a dimension to the nearest intersecting street and the nature of the surface in which the opening is to be made, and any other pertinent information required by the Township to be included on the plan.
- B. Persons eligible for permit. No street opening permit will be issued by the Director of Public Works, except to a municipal corporation, a public utility corporation or an owner of property assessed in the Township's assessment roll on an application, signed by the owner or on behalf of the owner by an authorized (sworn) agent.
- C. The Director of Public Works is authorized to issue highway and/or road permits for the excavating/digging or opening of a street or right-of-way.

§ 189-3 – Conditions of permit.

- A. Transferability. Every permit shall apply only to the person to whom it is issued and shall not be transferable. Permits issued to utilities shall show the identity of the utility.
- B. Commencement of work. Work under a permit shall commence within 90 days from the date of issuance of the permit. If work is not commenced within that time, the permit shall automatically terminate unless extended, in writing, by the Director of Public Works.
- C. Possession of permit. A copy of the permit must be kept in possession of the person actually performing the work and shall be exhibited on demand to any duly authorized employee of East Cocalico Township.
- D. Continuance of permit. A permit shall continue in effect during the time required for the settling of backfill and restoration of permanent pavement, but in no event shall the permit continue in effect later than nine months after the date of issuance unless the Township Manager shall further extend the time for good cause.
- E. Revocation of permit.
  - (1) Any permit may be revoked by the Township Manager if any of the following occurs as a result of the work undertaken pursuant to the permit or the actions of the permittee, the permittee's agents or employees:
    - (a) Violation of any condition of the permit or of any provisions of this article.
    - (b) Violation of any provision of any other applicable ordinance or law relating to the work.
    - (c) Existence of any condition or the doing of any act creating a nuisance or endangering general health, safety and welfare.

- (2) When any permit has been revoked and the work authorized by the permit has not been completed, the Township shall perform such work as may be necessary to restore the street or part thereof to its preexisting condition. Expenses thereby incurred by the Township shall be recovered from the permittee by any method permitted by law.

§ 189-4 – Insurance.

No permit will be issued unless the applicant submits with his application a certificate of insurance issued by an insurance company authorized to do business in the State of Pennsylvania, that names the Township as an additional insured, and that is in a form acceptable to the Township.

§ 189-5 – Regulations for construction.

- A. Every permittee will place around the project such barriers, barricades, warning lights, warning flags and danger signs as shall be sufficient for the safety of the public. Barricading shall be in compliance with all regulations promulgated by the Commonwealth of Pennsylvania and the Pennsylvania Department of Transportation. No person shall willfully move, remove, injure, destroy or extinguish any barrier, warning light, sign or notice erected, placed or posted in accordance with the provisions of this article.
- B. All work will be done in such manner as to cause a minimum of interference with travel on the street (right-of-way) affected. No street shall be closed to traffic unless the closing is approved by the Director of Public Works or his/her designee and the Police Department. Public Works shall be informed of all proposed street closings at least five working days in advance when practical.
- C. Pipe drains, pipe culverts, and any other structures or facilities encountered shall be protected by the permittee. If any structure or facility is damaged by the permittee, the damage will be repaired by the permittee to the satisfaction of the owner of the facility.
- D. When work performed by the permittee interferes with the established drainage system of any street, provisions will be made by the permittee to provide proper drainage to the satisfaction of the Director of Public Works.
- E. When any earth, gravel or other excavated material is caused to roll, flow, wash or otherwise lay upon the street, the permittee will remove the debris from the street at the end of the working day. If the debris is not removed by the permittee, the Township will remove the debris and all cost incurred by the Township will be reimbursed by the permittee.
- F. Access to private driveways shall be provided except during working hours when construction operations prohibit provisions for such access. If construction operations prohibit access to a private driveway, notice of such shall be hand-delivered to the

property owner at least 48 hours in advance of the work. Unrestricted access must be provided to fire hydrants at all times.

- G. Excavated materials shall be hauled away. In order to expedite the flow of traffic or to abate a dirt or dust nuisance, the Director of Public Works may require the permittee to provide toe boards or bins; and if the excavated area is muddy or causes inconvenience to pedestrians, temporary wooden plank walks shall be installed by the permittee as directed. If the street is not wide enough to hold the excavated material without using part of an adjacent sidewalk, the permittee shall keep open a clean and unobstructed passageway on at least 1/2 of the affected sidewalk.
- H. Work authorized by a permit will be performed between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, unless the permittee obtains written consent from the Township Manager to do the work at other times. Such permission will be granted only in case of an emergency or in the event that the work authorized by the permit is to be performed in traffic congested areas.
- I. If blasting is required to be done in the course of any excavation, it shall be done in strict compliance with all applicable state laws and regulations.
- J. All work will be done in accordance with the East Cocalico Township standard details and specifications.

§ 189-6 – Regulation for restoration.

- A. All pavement cuts, openings and excavations shall be properly made, backfilled, and restored by the permittee to their preconstruction condition and in accordance with the following specifications:
  - (1) All areas of road required to be restored per the terms of this section shall be milled to a depth of at least 1.5 inches and then repaved with 9.5 millimeters of hot asphalt or as otherwise required by the permit issued by the Township for such pavement cut, opening, or excavation.
  - (2) Any project affecting at least (a) one-third of a travel lane, and/or (b) 15 linear feet of roadway, will require milling and paving of the entire surface area defined by the length of the area affected and the width measured from the exterior boundary of the road to its center line.
  - (3) Any project that affects area on both sides of the center line of a road will require milling and paving of the entire width of the roadway for the entire length of the area so affected.
  - (4) Any project that requires more than one cut, opening or excavation per 1,000 feet will require milling and paving of the entire area measured by:
    - (a) A minimum length equal to the distance between the cuts, openings or excavations; and,
    - (b) A minimum width measuring from the exterior boundary of the road to its center line.

- (5) Any project requiring an opening, cut, or excavation within a cul-de-sac will require milling and repaving of at least the area consisting of the half of the cul-de-sac containing the area affected. If the areas opened, cut, or excavated affect both halves of the cul-de-sac, the entire area comprising the cul-de-sac will be milled and paved.
  - (6) Any project requiring an opening, cut, or excavation within an intersection of one or more roads will require milling and repaving of a minimum area consisting of:
    - (a) The entire area of the intersection of the roads; and,
    - (b) An additional area on each boundary of the intersection calculated as: (x) 10 linear feet extending away from each intersection boundary and (y) the entire width of such roads.
  - (7) Any project that requires opening, cut, or excavation that crosses the center line of a road in more than one location will require milling and paving of the entire width of the road for the length of the area opened, cut or excavated.
  - (8) Notwithstanding any other provision of this section, if any project requires opening, cut, or excavation within a roadway that has been paved within four years of the proposed commencement of work, restoration will require milling and paving of the entire area of the roadway that was paved within such four-year period.
  - (9) All trenches dug in connection with pavement cuts, openings, and excavations shall require:
    - (a) That the area to be saw-cut and restored for such trench be two feet wider than otherwise necessary for the project (i.e., one additional foot on each side); and,
    - (b) All temporary trenches shall be refilled with stone or other substance acceptable to the Township Director of Public Works and topped with a minimum of two inches of a hot asphalt material that shall be level with the grade of the roadway, and shall be maintained in such condition until the final milling and paving overlay is completed.
  - (10) The Township Director of Public Works, in his or her sole discretion and following a review of the permittee's plan, shall have the authority to impose such additional specifications that are necessary to ensure the safety and proper functionality of Township roads, intersections, and infrastructure located thereunder.
  - (11) In the event of a project undertaken on an emergency basis requiring opening, cut or excavation of Township roads, all required permits must be applied for and submitted to the Township within 72 hours of the commencement of work.
- B. The Director of Public Works, at any time, may inspect the work authorized by a permit. The Director is authorized to provide a full-time inspector if necessary to ensure compliance with this article, at a cost to be paid by the permittee.

- C. If any settlement or other defect occurs in a restored area within a period of two years from the date of completion of the permit restoration, any expense incurred by the Township in correcting such settlement shall be paid by the permittee.
- D. In no case shall any opening or excavation made by a permittee be considered in the charge or care of the Township or any of its agents, officers or employees, and no such agent, officer or employee is authorized in any way to take or assume any jurisdiction over any such opening or excavation, except in the exercise of the police power, when it is necessary to protect life and property; provided, however, that the Township shall assume charge if and when it makes the final restoration.
- E. The permittee will notify the Township, in writing, upon completion of all work accomplished under the provisions of the permit. All restoration work shall proceed in a timely fashion. Work for which a permit is issued shall be fully completed within 60 days after the completion date slated in the application. In the event that such work is not so completed, the Director of Public Works may revoke such permit and effect the final completion of the work. Exceptions may be made to extend above time limits for a reasonable period due to season of year and/or weather conditions.
- F. The permittee shall post security, in an amount acceptable to the Public Works Director and in a form acceptable to the Township Solicitor, to correct any settlement or other defect that occurs in a restored area within a period of two years from the date of completion of the permit restoration.

§ 189-7 – Violations and penalties.

Any person who willfully violates or permits a violation of this article, upon being found liable therefor in a civil enforcement proceeding, shall pay a fine of not less than \$500 nor more than \$1,000, plus all court costs, including reasonable attorney's fees, incurred by the Township in the enforcement of this article. No judgment shall be imposed until the date of the determination of the violation by the District Justice and/or court. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation is permitted to exist after written notice shall have been served on the violator by the Township shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to seek equitable relief, including injunction, to enforce compliance herewith.

## SECTION II

- A. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- B. To the extent this Ordinance is inconsistent with the Code of the Township of East Cocalico, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- C. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
- D. This Ordinance shall become effective immediately upon enactment.

**ENACTED AND ORDAINED** by the Supervisors of East Cocalico Township, Lancaster County, Pennsylvania on this 21<sup>st</sup> day of March, 2024.

### FOR EAST COCALICO TOWNSHIP

By:

\_\_\_\_\_  
Lorenzo Bonura, Chair  
Board of Supervisors

Attest:

\_\_\_\_\_  
Daniel Burton, Jr., Secretary



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

**RESOLUTION 2024-09**

**A RESOLUTION TO GRANT APPROVAL OF PRELIMINARY/FINAL LAND DEVELOPMENT  
PLAN FOR 141 N. REAMSTOWN ROAD MINOR SUBDIVISION FINAL PLAN**

**WHEREAS**, Kyle Mark & Jenna Schillaci ("Applicants") have submitted a Final Minor Subdivision Plan (hereinafter referred to as "Plan") to East Cocalico Township and have requested Preliminary/Final Plan Approval. Applicants are the owners of the Property located at 141 North Reamstown Road, Stevens, East Cocalico Township, Lancaster County, Pennsylvania 17569, located in the R-3 Traditional Residential Zoning District, Parcel No. 080-12447-0-0000, as described in Deed recorded in the Office of the Recorder of Deeds for Lancaster County at Instrument No. 6297131 ("Property").

**WHEREAS**, Applicants propose a two-lot subdivision of the Property. As shown on the Plan, the existing 1.082-acre parcel will be subdivided into two lots, resultant Lot 1 to be 0.798 acres with an existing single-family dwelling, and Lot 2 to be 0.283 acres with an existing single-family dwelling and garage/barn.

**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 Subdivision Plan for 141 North Reamstown Road Tract, prepared by Hershey Surveying, Inc., dated November 13, 2023, consisting of one (1) sheet, 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 Hershey Surveying, Inc., 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 December 12, 2023.
  - B. Compliance with all the comments set forth in the review letter from the Lancaster County Planning Department dated December 22, 2023.
  - C. Execution of a Shared Access Agreement in a form acceptable to the Township Solicitor and recording of the same to plan recording.
  - D. Confirmation by ECTA of public water and public sewer items completed to satisfaction of Authority prior to plan recording.

- E. Execution of revised deeds for the two lots in a form acceptable to the Township Solicitor and recording of the same prior to Plan recordation.
  - F. Execution of an Improvement Guarantee Agreement and the posting of a \$4,000 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 and any required security have been posted.
  - G. Payment in full of any outstanding fees owed to the Township prior to release of the Plan for recording.
  - H. Payment of a fee in lieu of open space in the amount of \$1,000 prior to Plan recording.
  - I. Payment of a Traffic Impact Fee, for one peak trip in the Southern TSA, in the amount of \$1,510, at the time of application for building permit.
  - J. Receipt of all approvals required from any other agencies or departments prior to recording of the Plan.
  - K. Applicants are 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.
  - L. All costs incurred by Applicants to comply with the terms of Plan approval shall be the responsibility of Applicants.
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 a waiver of requirement to provide all existing features to be shown within 200 feet of the subject properties.
  - B. §194.13.B(4) to allow a waiver of requirement to provide PNDI study for certain habitats within the subject property.
  - C. 194-25.C(1) and 32-33 for deferral of road widening, curbing, sidewalk and dedication of additional right of way along the frontages of the subject property.
  - D. §194-25.O and 41.C for waiver of providing street trees along all frontages of the subject property.
  - E. §194-40 for waiver of requirement to provide a wetland delineation study for the subject property.

4. **Acceptance.** The conditions set forth in paragraph 2 above shall be accepted by the Applicants, 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 the conditions are accepted by the Applicants 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. Applicants 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 21<sup>ST</sup> DAY OF MARCH, 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 Applicants 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 Applicants 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: \_\_\_\_\_

\_\_\_\_\_  
Kyle Mark Schillaci

\_\_\_\_\_  
Jenna M. Schillaci

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE BLASTS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EAST COAST COALCO TONNAGE SUBSIDIZATION, LAND DEVELOPMENT AND STORMWATER ORDINANCE. THE DESIGN OF

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LOT IDENTIFICATION PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LAST COCAULOD TOWNSHIP SUBDIVISION, LAND DEVELOPMENT AND STORMWATER ORDINANCE.

ON 1984, THE DAY OF 20, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY OBSERVED THE DANCE, LEARNING WHO BEING DOLLY STARR ACCORDING TO THE INFORMATION PROVIDED BY THE DANCE COMPANY. DURING THE PERFORMING SHOW ON THE PLAT, THAT THE PLAY HAD BEEN MADE AT THEER RESIDENCE. THE DANCE COMPANY WAS ADVISED TO BE THON ART AND PLAY, THAT THEY DESIRE THE SALE TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY SURROUND AS PROVIDED UNDER PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DETENTION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

DAVID T. MARTIN  
Y COMMISSION EXP

20

# CONGRESSIONAL RECORD

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NATHAN H. HENNINGSEN WHO BEING FULLY OF SOUND MIND AND OF LEGAL AGE, DECLARED THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THE PLAT, THAT HE, NATHAN H. HENNINGSEN, HAS BEEN THE OWNER OF SAID PROPERTY SINCE THE YEAR 19\_\_\_\_, AND THAT HE HAS BEEN THE OWNER OF SAID PROPERTY SINCE THE YEAR 19\_\_\_\_, AND THAT HE OWNS SAID PROPERTY IN WHOLE AND UNDIVIDED INTEREST, AND THAT HE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY DEFINED AND IMPROVED PUBLIC PROPERTY EXCEPT THOSE AREAS LIMITED NOTED (OR DESIGNATED) ARE HEREBY DEDICATED TO THE PUBLIC USE.

Y COMMISSION ENP

113

## REVIEW

7 A MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, THE EAST COCAJICO  
DISTRICT IN ARAUCA COLLECTIVE AGREEMENT THAT THE

—

AT A MEETING D.D. ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS OF EAST COCALCO GRANTED FINAL PLAN APPROVAL OF THIS PROJECT, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE EAST COCALCO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS/REPORTS THAT ARE FILED WITH THE TOWNSHIP AND AVAILABLE FOR PUBLIC REVIEW.

**FOR**

TIMOTHY L. & DAWN T. MARTIN  
42 SMOKESTOWN ROAD

REINHOLDS PA 17569  
NATHAN H. NEWSWANDER  
60 SMOKESTOWN ROAD

SOURCE OF TITLE

NATHAN H. NEWSWANGER  
ACCT.: 080-91758-0-0000

SITE LOCATION MAP

## DRAWING INDEX

SHEET 1 OF 1 - COVER SHEET - TO BE RECORDED

LANCASTER COUNTY CODE

DISTRICT 080

1. NAME OF READING IS GOOD MORNING SA STATE IS ALF SOUTH YORK

- [illegible]

## ZONING DISTRICTS

[illegible]

1000

TOTAL SITE AREA	- 8.01 ACRES (TWOSS)
EXISTING NO. OF LOTS	- 2
PROPOSED NO. LOT	- 2
EXISTING LAND USE	- SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	- SINGLE FAMILY RESIDENTIAL
REMARK:	- PUBLIC
NOTES:	- PRIVATE / DR-LOT

**WILLIAM OF BRITAIN**

- § 194-132(a) - POSTING FEATURES WITHIN 200' OF THE PROPERTIES
- § 194-132(a) - PENNSYLVANIA NATURAL DIVERSITY INVENTORY SCANS
- § 194-250 & 41C - STREET TREES
- § 194-32 & 33 - SIDEWALKS AND CURBS
- § 194-40 - PRESENCE OR ABSENCE OF WETLANDS
- § 194-25C - RIGHT-OF-WAY OR IMPROVEMENT STANDARDS

**THIS PLAN, BEARING LCPC PROJECT NUMBER \_\_\_\_\_,  
COUNTY PLANNING DEPARTMENT**

MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

\*SIGNATURE OF THE CHAIRPERSON OR THEIR DEPUTY\*

LOT ANNEXATION PLAN  
FOR  
**42 SMOKESTOWN ROAD**  
SITUATE IN  
EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA

**Hershey**  
**SURVEYING Inc.**  
PROFESSIONAL LAND SURVEYORS  
325 Broad Street East Earl PA 17519  
(717)445-0333 Fax (717)445-0334

TIMOTHY L. MARTIN  
42 SMOKESTOWN ROAD  
REINHOLDS, PA 17569  
(717) 773-1445

A graphic scale bar is shown with a scale of 1" = 50'. The bar is divided into segments of 25 feet each, with labels at 0', 25', 50', 100', and 150'.

RONALD L. HERSHEY, PLS.	
DESIGN BY:	CHECK BY:
DRAWN BY: RCH	CHECK BY:
SURV. CHIEF: DJ	DATE 12/19/23
FIELDBOOK NO.	

[illegible]

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

**RESOLUTION 2024-10**

**A RESOLUTION TO GRANT PRELIMINARY/FINAL PLAN APPROVAL OF A  
LOT ANNEXATION PLAN FOR 42 SMOKESTOWN ROAD AND 60 SMOKESTOWN ROAD**

**WHEREAS**, Timothy L. Martin and Dawn T. Martin are the owners of the property located at 42 Smokestown Road, Reinholds, East Cocalico Township, Lancaster County, Pennsylvania 17569, located in the R-1 Suburban Residential District, Parcel No. 080-24180-0-0000, as described in Deed recorded in the Office of the Recorder of Deeds for Lancaster County at Book 7195 Page 440.

**WHEREAS**, Nathan H. Newswanger is the owner of the property located at 60 Smokestown Road, Reinholds, East Cocalico Township, Lancaster County, Pennsylvania 17569, located in the R-1 Suburban Residential District, Parcel No. 080-91758-0-0000, as described in Deed recorded in the Office of the Recorder of Deeds for Lancaster County at Instrument No. 6109471.

**WHEREAS**, Timothy L. and Dawn T. Martin, and Nathan H. Newswanger ("Applicants") propose a lot line change at the above-noted properties ("Properties"), as shown on the Lot Annexation Plan for 42 Smokestown Road, prepared by Hershey Surveying, Inc., dated December 19, 2023, last revised February 7, 2024, consisting of one (1) sheet ("Plan"), and have submitted this Plan to East Cocalico Township, and have requested Preliminary/Final Plan Approval of said Plan.

**WHEREAS**, on February 26, 2024, the Planning Commission of East Cocalico Township recommended approval of the Plan, subject to the conditions listed below.

**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 Plan 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 24, 2024.
  - B. Compliance with all the comments set forth in the review letter from the Lancaster County Planning Department dated February 6, 2024.
  - C. The submission of a certification for placement of monuments by the surveyor prior to recording of the plans.
  - D. Confirmation from the East Cocalico Township Authority that all sanitary sewer requirements have been addressed prior to the recording of plan.

- E. Confirmation from the Pennsylvania Department of Environmental Protection of sewage planning approval or sewage planning exemption.
  - F. The payment in full of any outstanding fees owed to the Township prior to release of the Plan for recording.
  - G. Receipt of all approvals required from any other agencies or departments prior to the recording of the Plan.
  - H. Applicants are 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.
  - I. All costs incurred by Applicants to comply with the terms of Plan approval shall be the responsibility of Applicants.
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(3)(a) to allow a waiver of requirement to provide all existing features to be shown within 200 feet of the subject properties.
  - B. §194.13.B(4) to allow a waiver of requirement to provide PNDI study for certain habitats within the subject property.
  - C. §194-25.C(1) and 32-33 to allow a deferral of road widening, curbing, sidewalk and dedication of additional right of way along the frontages of the subject property.
  - D. §194-25.O and 41.C to allow a waiver to provide street trees along all property frontages.
  - E. §194-40 to allow a waiver to provide a wetland delineation study for the subject properties.
4. **Acceptance.** The conditions set forth in Paragraph 2 above shall be accepted by the Applicants, 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 the conditions are accepted by the Applicants 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. Applicants 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 21<sup>ST</sup> DAY OF MARCH, 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 Applicants 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 Applicants 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.

FOR MARTIN:

Date: \_\_\_\_\_  
\_\_\_\_\_  
Timothy Martin

Date: \_\_\_\_\_  
\_\_\_\_\_  
Dawn Martin

FOR NEWSWANGER:

Date: \_\_\_\_\_  
\_\_\_\_\_  
Nathan Newswanger



DCNR-C2P2

Applicant Information (\* indicates required information)

Applicant/Grantee Legal Name: **EAST COCALICO TOWNSHIP**

Web Application ID: **2010996**

Project Title: **Stoney Pointe Park Project**

WHEREAS, **EAST COCALICO TOWNSHIP** ("Applicant") desires to undertake the project, "**Stoney Pointe Park Project**" ("Project Title"); and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department **if the applicant is awarded a grant**; and

**NOW THEREFORE, it is resolved that:**

1. The grant application may be electronically signed on behalf of the applicant by "**Lorenzo Bonura**" who, at the time of signing, has a **TITLE** of "**Chairman of the Board of Supervisors**" and the email address of "**lorenzobonura@ect.town**" ("Official").
2. If this Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the Grant Application Electronic Authorization, signed by the above Official, will become the applicant/grantee's **executed** signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of signing of the amendment, has the "**TITLE**" specified in paragraph 1 and the grantee will be bound by the amendment.

I hereby certify that this Resolution was adopted by the

Board of Supervisors

(identify the governing body of the applicant, e.g. city council, borough council, board of supervisors, board of directors)

of this applicant, this 21<sup>st</sup> day of March, 2024.

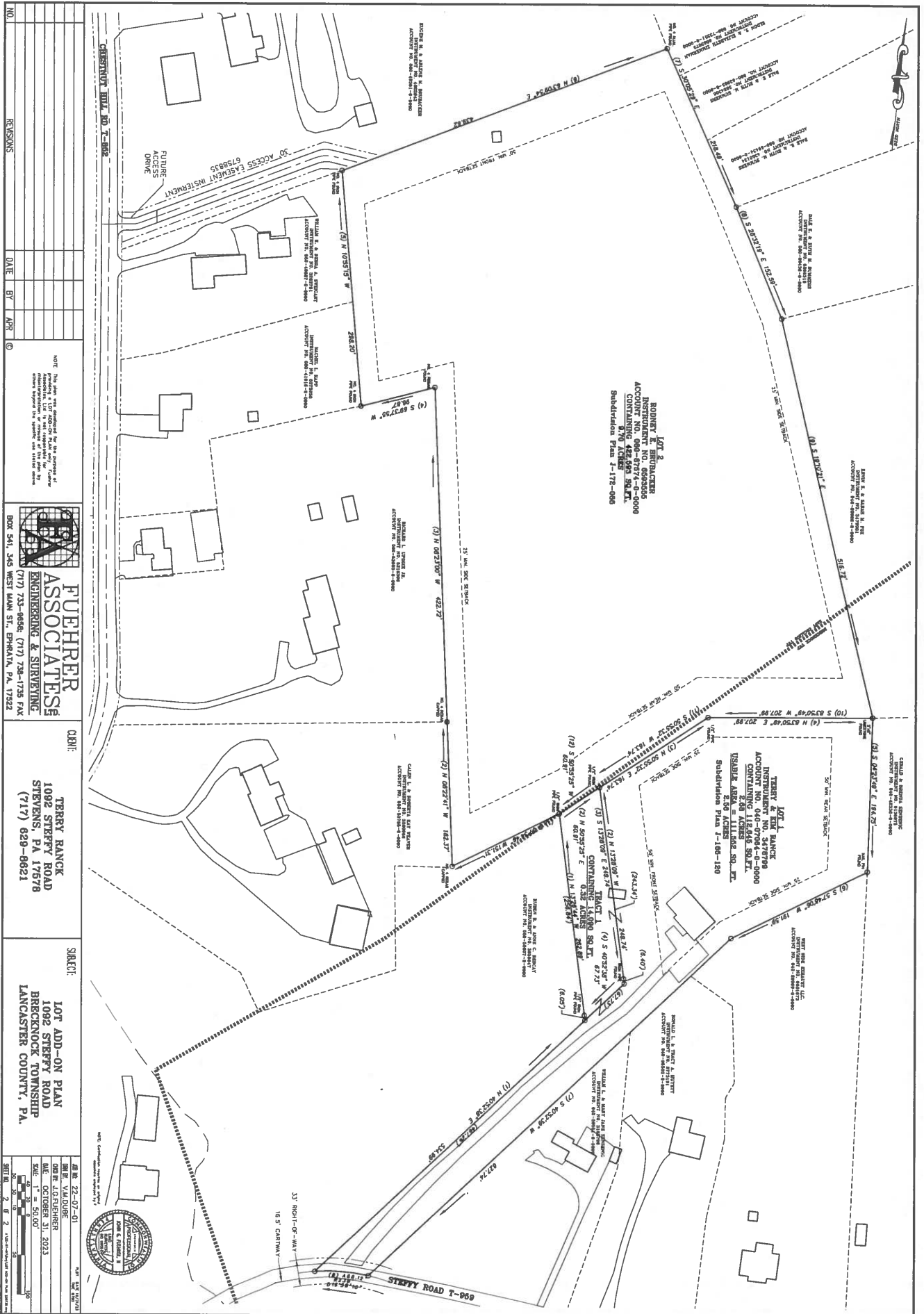
(signature of the governing body - cannot be the person with the same title as specified in paragraph 1)

Daniel Burton

(printed name)

Township Secretary

(title)



## MEMO

from: Tommy Ryan  
date: March 13, 2024  
re: **Rank/Brubaker (LD 2024-01)**

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This plan of lot-line change includes two properties that span the Township's boundary with Brecknock Township. The proposed revision, which includes the elimination of an obsolete access easement, is situated in Brecknock Township.

As all "improvements" are situated in Brecknock Township I recommend the Members waive Final Plan review for this application, and defer Final Plan approval to Brecknock Township, conditioned on the Applicant satisfying comments noted in the standing Technicon review letter. East Cocalico Township would sign the record plan upon satisfaction of these comments.

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

Pursuant to Section 220-150 of the East Cocalico Township Zoning Ordinance of 2003, as amended (the “Zoning Ordinance”), Denver Road Partners, LLC, a Pennsylvania limited liability company, by and through its counsel, McNees Wallace & Nurick LLC, respectfully petitions the East Cocalico Township Board of Supervisors (the “Board”) to amend the East Cocalico Township Zoning Ordinance of 2003 (the “Zoning Ordinance”) and the Official Zoning Map (the “Zoning Map”) as hereinafter set forth. In support thereof, the following is averred:

1. The petitioner in this matter is Denver Road Partners, LLC, a Pennsylvania limited liability company (the “Petitioner”).
2. The Petitioner is the record owner of the following three contiguous tracts of land located south of the Pennsylvania Turnpike and north of Denver Road in in East Cocalico Township (“Township”), Lancaster County, Pennsylvania: i) a ±2.6 acre tract of land identified by Lancaster County Tax Parcel ID No. 080-64234-0-0000 (“Existing Lot 1”), ii) a ±19.3 acre tract of land identified by Lancaster County Tax Parcel ID No. 080-22528-0-0000 and commonly known as 91 Denver Road (“Existing Lot 2”); and iii) a ±19.5 acre tract of land identified by Lancaster County Tax Parcel ID No. 080-31414-0-0000 (“Existing Lot 3”). Existing Lot 1, Existing Lot 2, and Existing Lot 3 are sometimes referred to hereinafter collectively as the “Property”. An aerial map of the Property, which is located within an urban growth area as identified by the Strategic Comprehensive Plan for the Cocalico Region (the “Comprehensive Plan”) and Places2040, a Plan for Lancaster County (“Places2040”), is enclosed herewith as Exhibit A.
3. Existing Lot 1 is located in the Township’s Mobile Home Park Residential Zoning District (the “MHP Zone”). Existing Lots 2 and 3 are located in the Township’s High Density Residential Zoning District (the “R-2 Zone”) and are bisected by Stony Run.
4. Petitioner desires to develop the Property with a variety of residential and industrial uses (the “Proposed Development”) as depicted on the concept plan dated March 6, 2024 enclosed herewith as Exhibit B (the “Concept Plan”) and as more fully outlined below:
  - a. Petitioner proposes to consolidate Existing Lots 1 and 2 as shown on the Concept Plan to form an approximately 21.9 acre lot (“Proposed Lot 1”) which will be developed a ±177,900 square foot warehouse with associated parking and loading facilities.
  - b. Petitioner also proposes to adjust the lot line between Lots 2 and 3 as shown on the Concept Plan and to develop the resultant 19.24 acre lot (“Proposed Lot 2”) with 208 multiple family dwelling units.

5. To facilitate the Proposed Development, Petitioner desires to amend the Zoning Map to change the zoning for Proposed Lot 1 from the MHP Zone and the R-2 Zone to the Light Industrial Zoning District (the "I-1 Zone").
6. The Future Land Use Map contained in the Comprehensive Plan designates the Property for industrial use, which Petitioner believes is appropriate given its proximity to the Pennsylvania Turnpike and other high intensity industrial uses, such as the Kurtz Quarry. The foregoing notwithstanding, Petitioner recognizes the well-documented need for workforce housing in Lancaster County generally and in East Cocalico Township specifically. To balance these considerations, and to provide an appropriate transition from the high intensity industrial uses to the west of the Property and the mobile home community to the east of the Property, Petitioner proposes to rezone Proposed Lot 1 for industrial purposes while retaining Proposed Lot 2 for multi-family development.
7. Petitioner also desires to amend the Zoning Ordinance to facilitate various aspects of the Proposed Development. Specifically, to facilitate the proposed multi-family residential development on Lot 2, Petitioner proposes to amend the Zoning Ordinance as more fully outlined below:
  - a. The stated purpose of the R-2 Zone is to "accommodate the higher density housing needs of the Township" by encouraging a "wide range of housing types . . . with densities exceeding those permitted elsewhere in the Township." Despite the foregoing, multifamily dwelling units are permitted at a maximum density of 5 dwelling units per acre in the R-2 Zone. Notably, this is a lower density than can be achieved elsewhere in the Township, including in the Traditional Residential and Village Overlay zoning districts, where multifamily dwelling units are permitted at densities of 8.72 and 8 units per acre, respectively. A density of 5 units per acre also falls far below the recommendations of Places2040, which sets a target countywide residential density of 7.5 dwelling units per acre inside urban growth areas. *See Places2040, page 52.* The foregoing notwithstanding, the Petitioner acknowledges that high residential densities may not be desirable on small tracts of land where a greater likelihood for conflicts with and impacts on neighboring property owners exists. Accordingly, to facilitate higher density development within the Township in appropriate locations, Petitioner desires to amend the Zoning Ordinance to allow multifamily dwelling units in the R-2 Zone at a maximum density of 12 units per acre, but only on lots containing a total of 15 acres or more.
  - b. In addition, and in the spirit of efficient and effective utilization of the Property, Petitioner wishes to ensure that an appropriate amount of parking is installed to serve the proposed multifamily dwellings without creating a parking surplus. Currently the Zoning Ordinance requires a total of 2 parking spaces for each multi-family dwelling unit. This exceeds the industry standard of 1.5 spaces per multifamily dwelling unit in suburban areas. Again, Petitioner recognizes that the problems associated with insufficient parking are exacerbated on smaller tracts of land where less parking is shared and there is a greater possibility for impacts on

adjoining property owners. Accordingly, Petitioner proposes to modify the Zoning Ordinance to reduce the amount of required parking for multifamily dwelling units to 1.5 spaces per unit, but only on tracts of land containing 15 or more acres.

- c. Finally, the maximum height for multifamily dwellings in the R-2 Zone is currently 35 feet. This operates to limit density since a three story walk-up apartment building cannot be constructed at this height. Furthermore, increasing building heights both in residential and non-residential areas is encouraged by Places2040 to build “up not out” and reduce sprawl. *See Places2040, page 49.* Accordingly, Petitioner is proposing to increase the maximum building height for multifamily dwelling units in the R-2 Zone located on tracts of land containing 15 or more acres to 65 feet, which will allow for the construction of five story buildings.
8. In addition, to facilitate the development of the Proposed Lot 1, Petitioner proposes numerous amendments to the setback and buffering requirements established by the Zoning Ordinance for the I-1 Zone, as more fully outlined below.
- a. Section 220-23(H)(4) of the Zoning Ordinance requires a 50 foot setback for lots within the I-1 Zone from any adjoining land within a residential zone. The setback, which must be devoted to landscaping, applies to all “buildings, structures, dumpsters, outdoor storage areas, off-street loading and off-street parking areas” located on the property. Petitioner proposes to remove “structures” from the list of improvements that are prohibited within the setback. In addition, Petitioner proposes to amend this provision to allow required landscaping to be placed on other areas of a lot in circumstances where site conditions and natural features preclude the placement of landscaping within the buffer area. This will allow for greater flexibility in the development of properties impacted by unique natural features, such as Stony Run and associated floodplain impacting the Property.
  - b. Section 220-23(J) of the Zoning Ordinance prohibits off-street loading areas from being located on “any side of a building facing adjoining lands within a residential zone” or on “any side of a building facing an adjoining street”. Proposed Lot 1 has frontage along two streets (the Pennsylvania Turnpike and Denver Road) making compliance with this provision difficult. Petitioner proposes to modify this requirement so that, in the case of lots with more than one street frontage, off-street parking and loading areas will be prohibited in the front yard setback only.
  - c. Section 220-23(N) of the Zoning Ordinance requires a visual screen along any lands with an existing residence and/or within a residential zone, regardless of whether the residentially zoned parcel is developed. This requirement is largely duplicative of the requirement in Section 220-23(H)(4)n but does not provide any specifics in terms of the type of buffer that is required. Petitioner proposes to

amend this section to excuse this requirement where it cannot be achieved based on site conditions and other natural features.

9. A proposed ordinance amending the Zoning Ordinance and 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 Denver Road Partners, LLC*

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Claudia Shank, Esquire

**EXHIBIT A TO PETITION**



JANUARY 10, 2024

ZONING EXHIBIT: EXISTING

91 DENVER ROAD | CONCEPTUAL LAYOUT

PREPARED FOR

CATALYST COMMERCIAL DEVELOPMENT

LOCATION

EAST COCALICO TOWNSHIP | LANCASTER COUNTY | PENNSYLVANIA

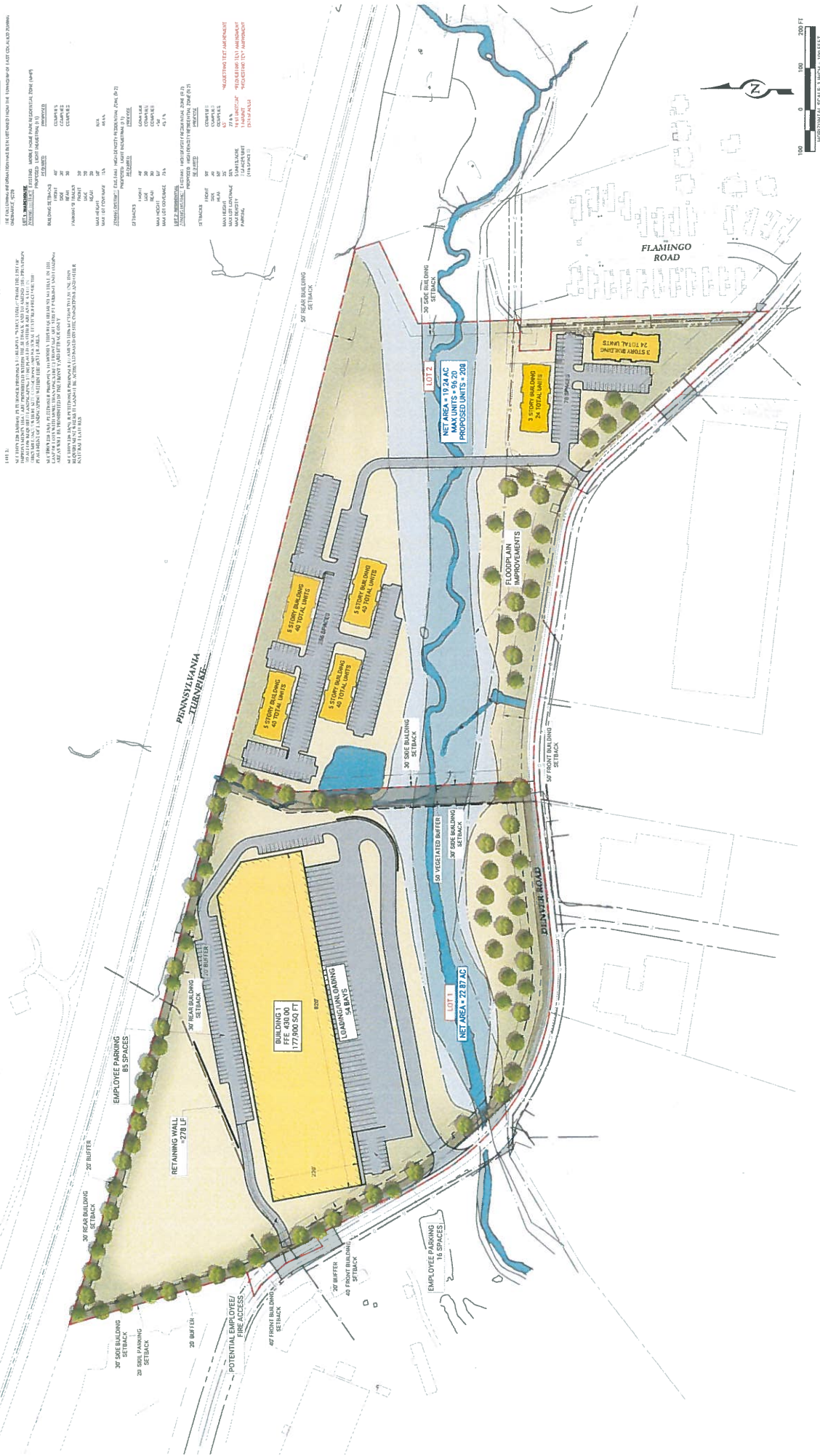
**LIVIC**  
civil  
61 DUKE STREET  
— SUITE 100 —  
NORTHUMBERLAND, PA 17870  
PHONE: 888.987.1993  
www.liviccivil.com

**EXHIBIT B TO PETITION**

101: 2) The authors do not discuss previously reported (17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,

116 / FOX LIVING: THE ORANGE TREE HAS BEEN DESTROYED / 11-14 / UNIVERSITY OF EAST CAROLINA JOURNAL  
ON 2/24/11 11:47:29

QUESTION	ANSWER	EXPLANATION
1. Which of the following is a characteristic of a primary cell?	It cannot be recharged.	Primary cells are designed for single use and cannot be recharged. Secondary cells can be recharged.
2. Which of the following is a characteristic of a secondary cell?	It can be recharged.	Secondary cells are designed to be recharged and used repeatedly.
3. Which of the following is a characteristic of a dry cell?	It is a primary cell.	Dry cells are a type of primary cell, typically used in household devices like flashlights.
4. Which of the following is a characteristic of a wet cell?	It is a secondary cell.	Wet cells are a type of secondary cell, often used in industrial applications.
5. Which of the following is a characteristic of a fuel cell?	It is a primary cell.	Fuel cells are a type of primary cell that generate electricity through a chemical reaction between a fuel and an oxidant.
6. Which of the following is a characteristic of a battery?	It is a collection of cells.	A battery is a collection of two or more cells connected together to provide a higher voltage.
7. Which of the following is a characteristic of a cell?	It is a single unit.	A cell is a single electrochemical unit that converts chemical energy into electrical energy.
8. Which of the following is a characteristic of an electrode?	It is a conductor.	An electrode is a conductor through which electricity enters or leaves an electrolyte.
9. Which of the following is a characteristic of an electrolyte?	It is a liquid.	An electrolyte is a substance that contains free ions and can conduct electricity.
10. Which of the following is a characteristic of a salt bridge?	It is a tube.	A salt bridge is a tube that connects two half-cells, allowing ions to flow between them to maintain charge balance.
11. Which of the following is a characteristic of a half-cell?	It is a container.	A half-cell is a container that holds an electrode and an electrolyte, used in electrochemical experiments.
12. Which of the following is a characteristic of a standard electrode?	It is a reference.	A standard electrode is a reference electrode with a known potential, used to measure the potential of other electrodes.
13. Which of the following is a characteristic of a standard cell?	It is a reference.	A standard cell is a reference cell with a known potential, used to measure the potential of other cells.
14. Which of the following is a characteristic of a standard electrode potential?	It is a measure.	Standard electrode potential is a measure of the tendency of an electrode to lose or gain electrons.
15. Which of the following is a characteristic of a standard cell potential?	It is a measure.	Standard cell potential is a measure of the potential difference between two standard electrodes.
16. Which of the following is a characteristic of a standard electrode potential?	It is a measure.	Standard electrode potential is a measure of the tendency of an electrode to lose or gain electrons.
17. Which of the following is a characteristic of a standard cell potential?	It is a measure.	Standard cell potential is a measure of the potential difference between two standard electrodes.
18. Which of the following is a characteristic of a standard electrode potential?	It is a measure.	Standard electrode potential is a measure of the tendency of an electrode to lose or gain electrons.
19. Which of the following is a characteristic of a standard cell potential?	It is a measure.	Standard cell potential is a measure of the potential difference between two standard electrodes.
20. Which of the following is a characteristic of a standard electrode potential?	It is a measure.	Standard electrode potential is a measure of the tendency of an electrode to lose or gain electrons.



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## SKETCH G

**EXHIBIT C 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 EAST COCALICO TOWNSHIP ZONING ORDINANCE OF 2003 AND THE OFFICIAL ZONING MAP FOR EAST COCALICO TOWNSHIP TO CHANGE THE ZONING CLASSIFICATION OF LANCASTER COUNTY TAX PARCEL ID NOS. 080-64234-0-0000 AND 080-22528-0-0000 FROM THE MOBILE HOME PARK ZONING DISTRICT AND THE HIGH DENSITY RESIDENTIAL ZONING DISTRICT TO THE LIGHT INDUSTRIAL ZONING DISTRICT, TO PERMIT MULTIFAMILY DWELLING UNITS AT A DENSITY OF 12 UNITS PER ACRE WITH A MAXIMUM BUILDING HEIGHT OF 65 FEET ON LOTS CONTAINING 15 ACRES OR MORE IN THE HIGH DENSITY RESIDENTIAL ZONING DISTRICT, TO REDUCE THE PARKING REQUIREMENTS FOR MULTIFAMILY DWELLINGS LOCATED ON LOTS CONTAINING 15 ACRES OR MORE, AND TO MODIFY CERTAIN SETBACK AND BUFFERING REQUIREMENTS FOR LOTS IN 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 Township Zoning Ordinance of 2003, as amended, Zoning Map, shall be amended to rezone Tax Parcel ID Nos. 080-64234-0-0000 and 080-22528-0-0000 as depicted on Exhibit A and described on Exhibit B from the Mobile Home Park Zoning District and the High Density Residential Zoning District to the Light Industrial Zoning District.

Section 2. Section 220-16(D), Attachment 3, of the East Cocalico Zoning Ordinance of 2003 is hereby amended to permit multifamily dwellings at a density of 12 units per acre with a maximum building height of 65 feet on lots containing 15 or more acres, such changes being identified with underlined interlineations on the partial reproduction of the table contained in Attachment 3, which is set forth below (footnotes in original not reproduced):

Use	Required Public Utilities	Minimum Lot Area	Maximum Permitted Density (units per net acre)	...	Maximum Permitted Height
SFD	Sewer & Water	10,000 sq. ft.	4.35	...	35 ft.
Duplex		5,000 sq. ft./unit	5	...	35 ft.
Townhouse		2,400 sq. ft./unit	5	...	35 ft.
<u>Multifamily-located on tract containing less than 15 acres</u>		<u>87,120 sq. ft.</u>	<u>5</u>	...	<u>35 ft.</u>
<u>Multifamily-located on lot containing 15 acres or more</u>		<u>15 acres</u>	<u>12</u>	...	<u>65 ft.</u>
Other Uses		10,000 sq. ft.	N/A	...	35 ft.
Accessory Uses	N/A	N/A	N/A	...	20 ft.

**Section 3.** Section 220-42(C) of the East Cocalico Township Zoning Ordinance of 2003 is hereby amended to establish separate off-street parking requirements for multiple-family dwellings located in the High Density Residential Zoning District on lots containing 15 acres or more, such changes being identified with underlined interlineations in the reproduction of the parking requirements for residential uses, which is set forth below.

### RESIDENTIAL USES

Type of Use	Minimum of One Automobile Parking Space for Each	Minimum of One Oversize Parking Space for Each
Single-family detached Dwellings, two-family conversions, and conversion apartments	1/2 dwelling unit (i.e. two spaces per dwelling unit)	See § 220-32 of this chapter
Boardinghouses, group Homes, and bed-and-breakfasts	Bedroom	See § 220-32 of this chapter
Duplex, townhouse, and multiple-family dwellings <u>located on lots containing less than 15 acres</u>	1/2 dwelling unit (i.e. two spaces per dwelling unit); such parking spaces can take the form of private driveways, or garages and/or common parking lots, provided all spaces required are within 150 feet of the unit served	See § 220-32 of this chapter

Multiple-family dwellings      1.5 spaces per dwelling unit  
located on lots containing  
15 acres or more

See § **220-32** of this chapter

Section 4. Section 220-23(H)(4) of the East Cocalico Zoning Ordinance of 2003 is hereby amended as indicated by the blackline and strikeout interlineations below, with strikeout interlineations indicating deletions of language and underlined interlineations indicating insertions of language to read as follows:

(4) Residential buffer strip. Any use adjoining land within a residential zone, or across a road from land within a residential zone, shall maintain a fifty-foot setback for buildings, ~~structures~~, dumpsters, outdoor storage areas, off-street loading, and off-street parking areas from the residential zone. All of these setback areas shall be devoted to landscaping. (See § **220-44**.) In circumstances where site conditions or other natural features preclude the buffer from being devoted to landscaping, the landscaping required hereunder may be placed on other areas of the lot in satisfaction of this requirement.

Section 5. Section 220-23(J) of the East Cocalico Zoning Ordinance of 2003 is hereby amended as indicated below, with underlined interlineations indicating insertions of language to read as follows:

J. Off-street loading. Off-street loading shall be provided, as specified in §194-31 of Chapter 194, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street, except in the case of lots which front on more than one street, where parking shall be permitted between the building and an adjoining street provided that it is not located within the front yard setback.

Section 6. Section 220-23(N) of the East Cocalico Zoning Ordinance of 2003 is hereby amended as indicated below, with underlined interlineations indicating insertions of language to read as follows:

N. Screening. Except where precluded by site conditions or other natural features, a visual screen must be provided along any adjoining lands with an existing residence and/or within a residential zone, regardless of whether or not the residentially zoned parcel is developed (See § **220-44** of this chapter).

Section 7. 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 8. 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 9. 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 \_\_\_\_\_, 2024, 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



# TECHNICON

Enterprises Inc., II

200 Bethlehem Drive  
Suite 201  
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

February 21, 2024

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

RE: Catalyst Land Development  
425 S. Muddy Creek Road  
Release Recommendation No. 2  
TEI File No. 4035-151.R02

Gentlemen:

The owner/contractor of the above referenced project located at 425 S. Muddy Creek Road has requested a partial release from the financial security currently established for site improvements. We have conducted an improvements inspection of the property and offer the following recommendation:

Requested Release Amount: \$223,945.31

Recommended Release Amount: **\$223,945.31**

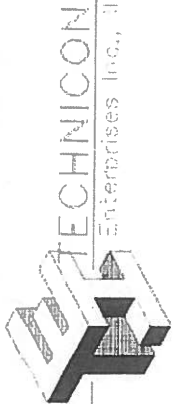
Withholding Recommended: \$ 0.00

Please refer to the enclosed spreadsheet for an itemized breakdown of the construction costs. **The total remaining balance in the security is \$4,950.00.** This amount reflects the as-built plan submission and the remaining 10% contingency based on the remaining construction costs secured. Any questions pertaining to this recommendation letter should be directed to the undersigned by email at [mreinert@technicon2.com](mailto:mreinert@technicon2.com) or by telephone at (610) 286-1622, ext. 101.

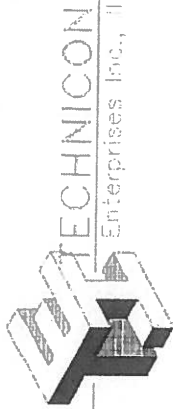
Respectfully submitted,

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

cc: Tommy Ryan, Township Manager  
Matthew J. Creme, Jr., Esq, Township Solicitor  
Dave Wanner, Catalyst  
Steve Showalter, BR Kreider  
TEI File: Municipal/East Cocalico/4035-151-R02 Catalyst Land Development.doc

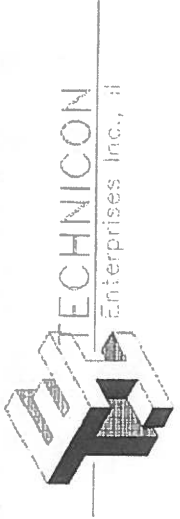


DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
<b>I. BITUMINOUS PAVING</b>								
8" 3A Mod stone base	2310	SY	\$10.00	\$23,100.00	\$23,100.00		100.00%	\$0.00
2" Superpave binder course	2310	SY	\$22.00	\$50,820.00	\$50,820.00		100.00%	\$0.00
1.50" Superpave wearing course	2310	SY	\$16.50	\$38,115.00	\$0.00	\$38,115.00	100.00%	\$0.00
<b>Heavy Duty Bituminous Paving</b>								
10" 3A Mod stone base	5125	SY	\$15.00	\$76,875.00	\$76,875.00		100.00%	\$0.00
4" Superpave binder course	5125	SY	\$25.00	\$128,125.00	\$128,125.00		100.00%	\$0.00
1.50" Superpave wearing course	5125	SY	\$16.50	\$84,562.50	\$0.00	\$84,562.50	100.00%	\$0.00
<b>Concrete Paving</b>								
6" 2A Mod stone base	2800	SY	\$8.00	\$22,400.00	\$22,400.00		100.00%	\$0.00
8" Concrete paving	2800	SY	\$50.00	\$140,000.00	\$140,000.00		100.00%	\$0.00
Reflective line painting	1	LS	\$3,000.00	\$0.00	\$0.00	\$3,000.00	100.00%	\$0.00
Street signs	1	LS	\$750.00	\$750.00	\$750.00		100.00%	\$0.00
Subtotal:				\$567,747.50	\$442,070.00	\$125,677.50	100.00%	\$0.00
<b>II. CURBING</b>								
Vertical curbing	925	LF	\$15.00	\$13,875.00	\$13,875.00		100.00%	\$0.00
Bumper blocks	5	EA	\$200.00	\$0.00	\$0.00	\$1,000.00	100.00%	\$0.00
Bollards	4	EA	\$450.00	\$1,800.00	\$1,800.00		100.00%	\$0.00
Subtotal:				\$16,675.00	\$15,675.00	\$1,000.00	100.00%	\$0.00
<b>III. SIDEWALK</b>								
Sidewalks (4" THK, 4" stone)	2500	SF	\$20.00	\$50,000.00	\$50,000.00		100.00%	\$0.00
Accessible ramps	3	EA	\$1,000.00	\$3,000.00	\$3,000.00		100.00%	\$0.00
Subtotal:				\$53,000.00	\$53,000.00	\$0.00	100.00%	\$0.00
<b>IV. EROSION &amp; SEDIMENTATION CONTROLS</b>								
Compost filter sock	651	LF	\$3.50	\$2,278.50	\$2,278.50		100.00%	\$0.00
Temporary skimmer	1	EA	\$750.00	\$750.00	\$750.00		100.00%	\$0.00
Stabilized construction entrance	1	EA	\$1,000.00	\$1,000.00	\$1,000.00		100.00%	\$0.00
Topsoil & seeding	1	LS	\$25,000.00	\$25,000.00	\$25,000.00		100.00%	\$0.00
Swale lining	8613	SY	\$5.00	\$43,065.00	\$36,550.00	\$6,515.00	100.00%	\$0.00
Soil amendment	1	LS	\$12,000.00	\$0.00	\$0.00	\$12,000.00	100.00%	\$0.00
Slope lining	5582	SY	\$5.00	\$27,910.00	\$18,300.00	\$9,610.00	100.00%	\$0.00



DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
Subtotal:								
<b><u>V STORMWATER MANAGEMENT</u></b>								
Basin revisions	1	LS	\$20,000.00	\$20,000.00	\$0.00	\$20,000.00	100.00%	\$0.00
15" RCP	37	LF	\$35.00	\$1,295.00			100.00%	\$0.00
15" SLCPP	190	LF	\$28.00	\$5,320.00			100.00%	\$0.00
24" SLCPP	1521	LF	\$45.00	\$68,445.00			100.00%	\$0.00
4" Underdrain	830	LF	\$7.00	\$5,810.00		\$5,810.00	100.00%	\$0.00
Type "M" inlet	6	EA	\$1,750.00	\$10,500.00			100.00%	\$0.00
Storm Manholes	4	EA	\$2,000.00	\$8,000.00			100.00%	\$0.00
Terre Kleen	1	EA	\$50,000.00	\$50,000.00			100.00%	\$0.00
DW endwalls	2	EA	\$1,750.00	\$3,500.00			100.00%	\$0.00
Rip rap	50	CY	\$27.00	\$1,350.00			100.00%	\$0.00
Clearing of existing swales	1	LS	\$3,000.00	\$3,000.00			100.00%	\$0.00
Swale grading	1	LS	\$4,500.00	\$4,500.00			100.00%	\$0.00
10" PVC roofleader	800	LF	\$20.00	\$16,000.00			100.00%	\$0.00
Gabion spillway	1	LS	\$4,500.00	\$4,500.00	\$0.00	\$4,500.00	100.00%	\$0.00
Subtotal:				\$202,220.00	\$171,910.00	\$30,310.00	100.00%	\$0.00
<b><u>VI LANDSCAPING</u></b>								
Evergreen tree	29	EA	\$300.00	\$8,700.00			100.00%	\$0.00
Deciduous tree	86	EA	\$225.00	\$19,350.00		\$7,650.00	100.00%	\$0.00
Shrubs	28	EA	\$100.00	\$2,800.00			100.00%	\$0.00
Replacement of misc. trees on lot 2A	1	LS	\$1,200.00	\$1,200.00	\$0.00	\$1,200.00	100.00%	\$0.00
Lighting	19	EA	\$1,500.00	\$28,500.00			100.00%	\$0.00
Subtotal:				\$60,550.00	\$51,700.00	\$8,850.00	100.00%	\$0.00
<b><u>VII MISCELLANEOUS</u></b>								
Retaining wall with handrail	1750	SF	\$27.00	\$47,250.00			100.00%	\$0.00
Pole relocation	1	LS	\$1,500.00	\$1,500.00			100.00%	\$0.00
Trash enclosure	2	EA	\$2,500.00	\$5,000.00	\$0.00	\$5,000.00	100.00%	\$0.00
Record plan	1	LS	\$4,500.00	\$4,500.00	\$0.00		0.00%	\$4,500.00
Subtotal:				\$58,250.00	\$48,750.00	\$5,000.00	92.27%	\$4,500.00

CATALYST LAND DEVELOPMENT 4035-151  
 425 S. MUDDY CREEK ROAD  
 EAST COCALICO TOWNSHIP  
 IMPROVEMENT ESCROW  
 RELEASE NO. 2 DATED: 2/21/2024



DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
Construction Cost:				\$1,070,446.00	\$866,983.50	\$198,962.50	99.58%	\$4,500.00
Contingencies (10%) & (2.5%) Obs				\$133,805.75	\$108,372.94	\$24,982.81	99.66%	\$450.00
Total:				\$1,204,251.75	\$975,356.44	\$223,945.31	99.59%	\$4,950.00

## **IMPROVEMENT GUARANTEE AGREEMENT**

**BY AND BETWEEN, EAST COCALICO TOWNSHIP**, 100 Hill Road, Denver, PA 17517, Lancaster County, a political subdivision of the Commonwealth of Pennsylvania (hereinafter referred to as "**TOWNSHIP**") and HECK CONSTRUCTION COMPANY, INC., a Pennsylvania corporation, with an address of 143 Main Street, Denver, PA 17517 (hereinafter referred to as "**DEVELOPER**").

**WHEREAS, DEVELOPER** intends to build certain improvements including stormwater management facilities and BMPs on the Property located at 20 Brunners Grove Road (Lot 4) according to a Stormwater Management Site Plan, prepared by Lancaster Civil Engineering Company, Job No. 66-2, dated June 6, 2021, last revised October 8, 2021 (hereinafter referred to as the "**PLAN**") submitted to **TOWNSHIP** which is made a part hereof and incorporated by reference herein.

**WHEREAS, TOWNSHIP** requires that security be established to ensure construction in compliance with **TOWNSHIP** Ordinances and Resolutions; and

**WHEREAS, DEVELOPER** is willing to provide an irrevocable letter of credit to **TOWNSHIP** for the funds required to complete construction in compliance with **TOWNSHIP'S** Ordinance and Resolutions.

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained therein, the parties do agree as follows:

**ARTICLE I: DEVELOPER** has posted cash in the amount of Twenty-One Thousand Four Hundred and Six and 00/100 (\$21,406.00) for the completion of the improvements in the **PLAN** and in accordance with the Opinion of Probable Cost attached to this Agreement as Exhibit "A".

**ARTICLE II: TOWNSHIP**, by its engineer or other designated person, will observe the construction of the improvements at progressive stages of completion as deemed necessary by the **TOWNSHIP**.

**ARTICLE III:** In the event there is a difference of opinion as to the quality of the work completed, or as to the completion of the work to meet **TOWNSHIP'S** specifications, the decision of **TOWNSHIP'S** representative shall control and **DEVELOPER'S** obligation to maintain the irrevocable letter of credit shall continue until the work is in compliance with **TOWNSHIP'S** specifications.

**ARTICLE IV:** In the event any portion of the improvements are removed for any purpose, the reconstructed portion thereof must be reinstalled in the same manner as provided for in the original construction.

**ARTICLE V:** If **DEVELOPER** defaults or abandons the construction of the improvements in the **PLAN**, then in that event, **TOWNSHIP** may draw on the irrevocable letter of credit and may complete the improvements.

The following shall be considered events of default under this Agreement, whereupon **TOWNSHIP** shall be entitled to demand payment in full or complete any required improvements not yet completed or to correct or repair any unacceptable improvements:

(a) Failure to complete the improvements within the time allowed for completion;

(b) Abandonment of the project (abandonment shall be construed to mean failure to perform significant work on the project for a period of ninety (90) consecutive days after the project has been commenced);

(c) Failure to commence correction of any unacceptable construction within

thirty (30) days written notice to **DEVELOPER** or failure to complete such corrections within forty-five (45) days of commencement of correction;

(d) Entry by **DEVELOPER** into receivership, insolvency, voluntary or involuntary bankruptcy, or in the event the property upon which the improvements are constructed is listed for sheriff or tax sale; or

(e) Notice from **DEVELOPER'S** Bank to **TOWNSHIP** of its intent not to renew **DEVELOPER'S** irrevocable letter of credit.

**ARTICLE VI:** Upon completion of the work, the **DEVELOPER** shall, in writing, request a final observation. Upon determination by **TOWNSHIP** of satisfactory completion of the improvements under this Agreement, **TOWNSHIP** agrees to make a final observation and release **DEVELOPER** from any obligation to maintain the irrevocable letter of credit if the improvements meet **TOWNSHIP'S** specifications. Despite any final observation, all improvements shall be deemed to be private improvements until such time as the same have been offered for dedication and formally accepted by the **TOWNSHIP** by Ordinance, Resolution, Deed or other formal document.

**ARTICLE VII:** **DEVELOPER** shall provide "as built" drawings for all improvements.

**ARTICLE VIII:** Legal, engineering and observation costs incurred by **TOWNSHIP** under this Agreement shall be paid by **DEVELOPER**.

**ARTICLE IX:** In the event that the improvements specified herein are not completed within one (1) year of the date hereof, the Township may in accordance with the requirements of the Pennsylvania Municipalities Planning Code require additional security.

**ARTICLE X:** All improvements are to be constructed in accordance with

the **PLAN** and in compliance with the Ordinances, Resolutions and Regulations of **TOWNSHIP**, all of which are by reference made a part hereof. It is agreed the Township will be paid by **DEVELOPER** for engineering expenses, legal expenses and like expenses incurred by the Township in performance of and the enforcement of this agreement. The Township Engineer has reviewed, among other things, the anticipated engineer costs to review and inspect the construction of the improvements for the projected duration of the construction. Upon execution of this agreement the **DEVELOPER** shall deposit with the Township the sum of Three Thousand and 00/100 Dollars (\$3,000.00) (hereinafter "Escrow Fund"), and the Township shall administer the Escrow Fund without interest, and disburse from the Escrow Fund payments to the Township Engineer, Township Solicitor, and all others for services in connection with this project, from time to time, and upon the receipt of invoices for services so provided. If any excess in funds exist in the Escrow Fund after the completion of all work and the dedication of all improvements and the payment of all invoices for all services provided, the excess funds shall be refunded to **DEVELOPER**. Should the balance of funds in the Escrow Fund fall below Five Hundred and 00/100 Dollars (\$500.00), the **DEVELOPER** shall replenish the funds to an amount equal to that originally posted, or to a lesser amount approved by the Township within fourteen (14) days of receipt of the Township's written request to replenish the Escrow Fund. The Township may cease all inspections, approvals, and like services until such time as the escrow account is properly funded per the above.

**ARTICLE XI: TOWNSHIP** will, prior to final release at the time of completion and review by its engineer, require a maintenance guarantee in the amount of fifteen (15%) percent of the estimated costs of the improvements specified herein for a

period of eighteen (18) months.

**ARTICLE XII: DEVELOPER** agrees to pay all costs involved in establishing and servicing the irrevocable letter of credit with its bank.

**ARTICLE XIII:** This Agreement shall be construed, performed and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

**ARTICLE XIV:** This Agreement is not transferable, without the consent of **TOWNSHIP**, which consent shall not be unreasonably withheld.

**ARTICLE XV:** This Agreement sets forth the entire Agreement and understanding among the parties as to the subject matter thereof and may be amended subsequent to the date hereof in writing and signed by the party to be bound hereby.

**ARTICLE XVI:** The undersigned intend to be legally bound hereby and to bind their heirs, successors and assigns.

[SIGNATURES APPEAR ON NEXT PAGE]

**DATED** this 21<sup>st</sup> day of March, 2024.

**EAST COCALICO TOWNSHIP**

\_\_\_\_\_  
LORENZO BONURA

**DEVELOPER**

HECK CONSTRUCTION COMPANY, INC.

BY : \_\_\_\_\_  
NAME : \_\_\_\_\_  
TITLE : \_\_\_\_\_

EXHIBIT A



TECHNICON

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

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

February 26, 2024

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

RE: Financial Security Development  
Heck Construction SWM  
Lot #4 – 20 Brunners Grove Rd.  
TEI File No. 4035-136.R00

Gentlemen:

We have received a cost estimate from the applicant's engineer for the required stormwater management improvements at the Heck Construction stormwater project – Lot #4, which is located at 20 Brunners Grove Road. Total construction costs for the improvements have been reviewed and found sufficient. In addition to these construction costs, there will be a Contingency fee of 10% assessed to the total financial security amount. We recommend that East Cocalico Township accept a financial security in the amount of \$21,406.00 to secure the cost of the proposed stormwater management improvements and fees.

A spreadsheet with the itemized breakdown of construction costs is enclosed for your convenience. Any questions pertaining to this recommendation should be directed to the undersigned at (610) 286-1622 ext. 101 or via email at [mreinert@technicon2.com](mailto:mreinert@technicon2.com).

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  
Heck Construction  
TEI File: Municipal/East Cocalico/4035-136-R00 Heck Construction lot #4  
Brunners Grove Road SWM.doc

HECK CONSTRUCTION 4035-136  
 BRUNNERS GROVE ROAD (LOT 4)  
 EAST COCALICO TOWNSHIP  
 IMPROVEMENT ESCROW  
 RELEASE NO. 0 DATED: 2/26/24



DESCRIPTION	NO.	UNIT	UNIT COST	ESTIMATED CONSTRUCTION COST	TOTAL PREVIOUSLY RELEASED	CURRENT RELEASE FROM ESCROW	PERCENT RELEASED TO DATE	BALANCE REMAINING IN ESCROW
<b>I. E&amp;S CONTROL</b>								
Rock construction entrance	1	EA	\$750.00	\$750.00	\$0.00		0.00%	\$750.00
12" Compost filter sock	230	LF	\$6.00	\$1,380.00	\$0.00		0.00%	\$1,380.00
NAG-DS75 matting	650	SY	\$3.00	\$1,950.00	\$0.00		0.00%	\$1,950.00
Strip & stockpile topsoil	450	CY	\$4.00	\$1,800.00	\$0.00		0.00%	\$1,800.00
Seed & mulch (lawn)	2500	SY	\$0.50	\$1,250.00	\$0.00		0.00%	\$1,250.00
Subtotal:				\$7,130.00	\$0.00	\$0.00	0.00%	\$7,130.00
<b>II. STORMWATER</b>								
Rain garden excavation	1	LS	\$2,000.00	\$2,000.00	\$0.00		0.00%	\$2,000.00
Geotextile	30	SY	\$15.00	\$450.00	\$0.00		0.00%	\$450.00
AASHTO #57 stone	2	CY	\$200.00	\$300.00	\$0.00		0.00%	\$300.00
4" PVC Discharge Pipe with cap	17	LF	\$15.00	\$255.00	\$0.00		0.00%	\$255.00
4" Perforated PVC pipe with cap	75	LF	\$15.00	\$1,125.00	\$0.00		0.00%	\$1,125.00
Swale 1 grading	1	LS	\$1,500.00	\$1,500.00	\$0.00		0.00%	\$1,500.00
Site grading	1	LS	\$2,800.00	\$2,800.00	\$0.00		0.00%	\$2,800.00
Fine grading	1	LS	\$1,400.00	\$1,400.00	\$0.00		0.00%	\$1,400.00
Subtotal:				\$9,830.00	\$0.00	\$0.00	0.00%	\$9,830.00
<b>III. MISCELLANEOUS</b>								
As-built plan	1	LS	\$2,500.00	\$2,500.00	\$0.00		0.00%	\$2,500.00
Subtotal:				\$2,500.00	\$0.00	\$0.00	0.00%	\$2,500.00
<div> <div>Construction Cost:</div> <div>Contingencies (10%):</div> <div>Total:</div> </div>								
				\$19,460.00	\$0.00	\$0.00	0.00%	\$19,460.00
				\$1,946.00	\$0.00	\$0.00	0.00%	\$1,946.00
				\$21,406.00	\$0.00	\$0.00	0.00%	\$21,406.00

Prepared by       Bernadette M. Hohenadel, Esq.  
and return to:   Nikolaus & Hohenadel, LLP  
                      212 North Queen Street  
                      Lancaster, PA 17603  
                      (717) 299-3726

Parcel ID:         080-44858-0-0000 East Cocalico Township

## **STORMWATER MANAGEMENT AND EASEMENT AGREEMENT**

**BY AND BETWEEN, HECK CONSTRUCTION COMPANY, INC.,** A Pennsylvania Corporation, 143 Main Street, Denver, PA 17517 (hereinafter referred to as the “**GRANTOR**”) and East Cocalico Township, 100 Hill Road, Denver, PA 17517 (hereinafter referred to as the “**TOWNSHIP**”).

**WHEREAS, GRANTOR** owns a tract of land located at 20 Brunners Grove Road (Lot 4), Reinholds, PA 17569 located in the Township of East Cocalico, County of Lancaster and Commonwealth of Pennsylvania as described in a Deed dated May 13, 2020 and recorded May 15, 2020 in the Recorder of Deeds Office of Lancaster County, Pennsylvania, at Instrument #6522120, Parcel ID#080-44858-0-0000 (hereinafter referred to as the “**PREMISES**”); and

**WHEREAS, GRANTOR** has submitted a Stormwater Management Site Plan prepared by Lancaster Civil Engineering Company, Project No. 66-02, dated June 26, 2021, and any subsequent revisions prior to approval (hereinafter referred to as the “**PLAN**”); and

**WHEREAS, GRANTOR** is required to construct stormwater management facilities and BMP’s on the **PREMISES** including a Rain Garden (with associated berms, emergency spillway, underdrain, vegetated bottom, trench drain, downspout leaders, etc.), and other site grading to collect, convey and manage intended drainage areas; and

**WHEREAS, TOWNSHIP** has enacted a Stormwater Management and Earth Disturbance Ordinance dated May 1, 2014, and designated as Ordinance No. 2014-04; (hereinafter referred to as “**ORDINANCE**”); and

**WHEREAS, the ORDINANCE** was adopted in accordance with the Pennsylvania Stormwater Management Act known as Act No. 167; and

**WHEREAS, an Application** for a Stormwater Management Permit has been submitted to **TOWNSHIP** in accordance with the **ORDINANCE**; and

**WHEREAS, Section 185-33 of the ORDINANCE** requires easements where stormwater or surface water drainage facilities are proposed; and

**WHEREAS, the stormwater management facilities** must be constructed in accordance with the Stormwater Management Application and Permit.

**NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:**

1. **GRANTOR** hereby grants to **TOWNSHIP** an easement to enter upon the **PREMISES** and to inspect the stormwater management facilities which **GRANTOR**, its successors, grantees, and assigns, will construct in accordance with its Application and Permit.

2. In the event that **GRANTOR**, its successors, grantees and assigns, do not construct the stormwater management facilities in accordance with its Application and Permit, the **TOWNSHIP** shall have the right, but not the duty, to enter upon the **PREMISES** and to construct such stormwater management improvements as set forth on the **PLAN**.

3. The **TOWNSHIP** may require the **GRANTOR**, its successors, grantees and assigns, or any future owner or occupier of the **PREMISES** to have inspections of all stormwater and BMP facilities performed annually by a qualified person and submit detailed reporting documentation to the **TOWNSHIP** related to the status and maintenance of those facilities, as determined necessary by the **TOWNSHIP** in satisfying obligations under the **TOWNSHIP'S** MS4 NPDES permit, or other regulatory requirements. **GRANTOR**, its successors, grantees or assigns, or any future owner or occupier of the **PREMISES** shall provide to the **TOWNSHIP** an inspection report on or before August 1<sup>st</sup> of each calendar year. The failure to submit such inspection report shall constitute a violation of this Agreement.

4. After construction of the stormwater management facilities, **GRANTOR**, its successors, grantees and assigns, agree to maintain the same in good working order to accommodate the stormwater runoff in accordance with the **ORDINANCE** and Act 167, and continually perform all ownership and maintenance activities as identified on the **PLAN**. The **PLAN** controls the specific applicable construction standards, details, restrictions and required operation and maintenance activities.

5. Should **TOWNSHIP** decide to maintain or repair the stormwater management facilities and, in the event that **TOWNSHIP** is not reimbursed by **GRANTOR**, its successors, grantees and assigns, for its costs and expenses in maintaining or repairing the stormwater management facilities; then in that event, after thirty (30) days' notice to the then owner(s) of the **PREMISES**, **TOWNSHIP** may place a municipal lien against the **PREMISES** for any unpaid costs and expenses.

6. This Easement Agreement is being executed in conjunction with an Improvement Guarantee Agreement including financial security.

7. This Easement Agreement shall run with the land.

8. The parties to this Easement Agreement intend to be legally bound hereby.

**DATED** this 21<sup>st</sup> day of March, 2024.

**GRANTOR**

**HECK CONSTRUCTION COMPANY, INC.**

BY: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

**TOWNSHIP**

**EAST COCALICO TOWNSHIP**

\_\_\_\_\_  
Lorenzo Bonura

ATTEST:

\_\_\_\_\_

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER**

**ON THIS**, the \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned officer, personally appeared \_\_\_\_\_, who acknowledged himself/herself to be the \_\_\_\_\_ of **HECK CONSTRUCTION COMPANY, INC.** and being authorized to do so, executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires:

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER**

**ON THIS**, the \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned officer, personally appeared **LORENZO BONURA** who acknowledged himself to be the Chairman of the Board of Supervisors of **EAST COCALICO TOWNSHIP**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires:

## MEMO

from: Tommy Ryan  
date: March 19, 2024  
re: **2024 Road Program bid award**

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The 2024 Road Program bids were opened today, and attached find the results.

I recommend award of the base and alternate bids, at \$578,604.50, to the low bidder.

The 2024 Budget includes \$650,000 for this year's program.



3020 Columbia Avenue, Lancaster, PA 17603  
E-mail: rettew@rettew.com • Web site: rettew.com

We answer to you.

Phone: (800) 738-8395

## MEMORANDUM

**TO:** East Cocalico Township Board of Supervisors  
**FROM:** Mike Knouse, PE  
**COPY:**  
**DATE:** March 19, 2024  
**PROJECT NAME:** 2024 Roadway Project **PROJECT NO.:** 031723000  
**SUBJECT:** Bid Results and Recommendation

We have reviewed the construction bids for the 2024 Roadway Project that were received on March 19, 2024. We received four bids for Contract 1 - Paving. Attached you will find a bid tabulation of each solicitation and a summary of the bid totals. We have also reviewed the documents submitted as part of the bids and find them to be in accordance with the requirements.

### **2024 Roadway Project – Paving**

#### **Project Location:**

Black Horse Road - Swartzville Road (SR 0897) to Holtzman Road

Based on our review, the lowest responsible bidder for the 2024 Roadway Project is Brubacher Excavating, Inc. with a base bid of \$546,304.50 and an Alternate Bid of \$32,300.00, for a total bid of **\$578,604.50**. We recommend awarding the Contract for the total bid (base + alternate) to Brubacher Excavating, Inc.

Please note that the 2024 Roadway Project is subject to the provisions of PennDOT Publication 408, Section 110.4, *Price Adjustment of Bituminous Materials*. The bid index is February 2024, and the price adjustment will be made based upon the index of material at the time of placement.

If you have any questions, please contact me.

Z:\Shared\Projects\03172\031723000 - Annual Road Project\2024\09 Construction\15 Bids\ECT\_Memo-Bid Results\_2024-03-19.docx

**2024 ROADWAY PROJECT**  
**EAST COCALICO TOWNSHIP, LANCASTER COUNTY**  
**PROJECT NO. 031723000**  
**PROJECT MANAGER: MIKE KNOUSE**

**MARCH 19, 2024**

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
BASE BID											
1	Mobilization and Demobilization	1	LS	\$19,500.00	\$19,500.00	\$8,740.50	\$8,740.50	\$12,200.00	\$12,200.00	\$8,837.76	\$8,837.76
2	Traffic Control	1	LS	\$11,000.00	\$11,000.00	\$800.00	\$800.00	\$1,200.00	\$1,200.00	\$6,146.74	\$6,146.74
3	Tree removal	26	EA	\$1,075.00	\$27,950.00	\$2,500.00	\$65,000.00	\$2,900.00	\$75,400.00	\$3,226.03	\$83,876.78
4	Milling - Shoulder, 2' width typical, 9" depth average	2500	SY	\$11.25	\$28,125.00	\$10.50	\$26,250.00	\$34.70	\$86,750.00	\$13.79	\$34,475.00
5	PA 2A Subbase, 6" Depth	760	TON	\$38.00	\$28,880.00	\$33.20	\$25,232.00	\$45.65	\$34,694.00	\$40.34	\$30,658.40
	Superpave Asphalt Mix Design Binder Course, 25mm, PG 64S-22, 0.3 to < 30 Million ESALS, 3" Depth	2500	SY	\$15.35	\$38,375.00	\$14.50	\$36,250.00	\$16.55	\$41,375.00	\$17.87	\$44,675.00
7	Shoulder fill material	650	TON	\$27.50	\$17,875.00	\$27.75	\$18,037.50	\$35.50	\$23,075.00	\$44.29	\$28,788.50
	Superpave Asphalt Mix Design Binder Leveling Course, 19mm, PG 64S-22, 0.3 to < 30 Million ESALS, 2.5" Depth Avg	1900	TON	\$87.70	\$166,630.00	\$88.00	\$167,200.00	\$70.00	\$133,000.00	\$72.14	\$137,066.00
9	Superpave Asphalt Mix Design Wearing Course, 9.5mm, PG 64S-22, 0.3 to < 3.0 Million ESALS, SRL-L, 1.5" Depth	1135	TON	\$107.50	\$122,012.50	\$90.00	\$102,150.00	\$76.00	\$86,260.00	\$77.38	\$87,826.30
10	Topsoil, seed, and mulch along edge of new road	250	SY	\$23.50	\$5,875.00	\$27.50	\$6,875.00	\$28.50	\$7,125.00	\$26.77	\$6,692.50
11	R-3 Rip Rap	480	TON	\$46.50	\$22,320.00	\$53.00	\$25,440.00	\$37.50	\$18,000.00	\$79.52	\$38,169.60
12	PA 2A crushed aggregate along edge of new road	2600	TON	\$20.80	\$54,080.00	\$25.75	\$66,950.00	\$25.00	\$65,000.00	\$32.34	\$84,084.00
13	Thermoplastic Stop Bar – 24" line width	14	LF	\$30.50	\$427.00	\$31.50	\$441.00	\$32.90	\$460.60	\$30.75	\$430.50
14	Double Yellow Painted Lines – 4" line width	5425	LF	\$0.60	\$3,255.00	\$0.60	\$3,255.00	\$0.44	\$2,387.00	\$0.41	\$2,224.25
	TOTAL BASE BID				\$546,304.50		\$552,621.00		\$586,926.60		\$593,951.33
ALTERNATE BID											
14	Type 31-S Guiderail	800	LF	\$30.65	\$24,520.00	\$30.00	\$24,000.00	\$31.80	\$25,440.00	\$29.73	\$23,784.00
15	Terminal end section – single	2	EA	\$240.00	\$480.00	\$700.00	\$1,400.00	\$220.00	\$440.00	\$205.00	\$410.00
16	Permanent Impact End Treatment, Type 2	2	EA	\$3,650.00	\$7,300.00	\$3,900.00	\$7,800.00	\$3,840.00	\$7,680.00	\$3,587.50	\$7,175.00
	TOTAL ALTERNATE BID				\$32,300.00		\$33,200.00		\$33,560.00		\$31,369.00
	TOTAL BID				\$578,604.50		\$585,821.00		\$620,486.60		\$625,320.33

# REAMSTOWN POOL RATES

## SHARE SEASON POOL PASS, DISCOUNT (UP TO 05/24/2024)

HOUSEHOLD (UP TO 5) - SIX+ \$30 PER

ADULT

STUDENT

## SHARE SEASON POOL PASS

HOUSEHOLD (UP TO 5) - SIX+ \$30 PER

ADULT

STUDENT

## SEASON POOL PASS, DISCOUNT (UP TO 05/24/2024)

GROUP PASS (UP TO 5) SIX+ \$30 PER

SENIOR

ADULT

STUDENT

PRE-KINDERGARTEN

COCALICO SWIM TEAM - STUDENT

## SEASON POOL PASS

GROUP PASS (UP TO 5) SIX+ \$30 PER

SENIOR

ADULT

STUDENT

PRE-KINDERGARTEN

COCALICO SWIM TEAM - STUDENT

## DAILY RATES

PRE-KINDERGARTEN

SENIOR CITIZEN

STUDENT

ADULT

## DAILY RATES, AFTER 5PM

PRE-KINDERGARTEN

SENIOR CITIZEN

STUDENT

ADULT

	ECT 2023	ECT 2024	DB 2024
\$	275.00	\$	290.00
\$	175.00	\$	185.00
\$	120.00	\$	125.00
\$	300.00	\$	315.00
\$	205.00	\$	215.00
\$	150.00	\$	165.00
\$	200.00	\$	210.00
\$	60.00	\$	65.00
\$	100.00	\$	105.00
\$	60.00	\$	65.00
\$	30.00	\$	30.00
\$	25.00	\$	30.00
\$	225.00	\$	240.00
\$	80.00	\$	85.00
\$	115.00	\$	125.00
\$	80.00	\$	85.00
\$	30.00	\$	30.00
\$	25.00	\$	30.00
\$	3.00	\$	4.00
\$	6.00	\$	8.00
\$	8.00	\$	10.00
\$	11.00	\$	15.00
\$	2.00	\$	2.00
\$	3.50	\$	4.00
\$	4.50	\$	5.00
\$	7.00	\$	7.50

# **LICENSE AGREEMENT**

**BY AND BETWEEN** East Cocalico Township, 100 Hill Road, Denver, Pennsylvania (hereinafter referred to as “**MUNICIPALITY**”) and **B&L CARSON DISPOSAL SERVICE LLC** (hereinafter referred to as “**LICENSED HAULER**”).

**WHEREAS**, the Municipal Waste Plan, Recycling and Waste Reduction Act, Act of July 28, 1988, P.L. 528, No. 101 (“**ACT 101**”) requires **MUNICIPALITY** to institute a system for the source separation, on-site collection, and marketing of recyclable materials; and

**WHEREAS**, **ACT 101** permits **MUNICIPALITY** to do so by means of an Ordinance regulating the activities of solid waste collectors doing business within **MUNICIPALITY**; and

**WHEREAS**, **MUNICIPALITY** having deemed it to be in the public interest to do so, has enacted such an Ordinance, which inter alia provides for mandatory recycling of Designated Recycling Materials, Ordinance No. 2004-07 (revised #92-18), (the “**ORDINANCE**”); and

**WHEREAS**, **LICENSED HAULER** desires to engage in the on-site collection of solid waste within **MUNICIPALITY** and deems it in its best interest to enter into such a License Agreement;

**NOW, THEREFORE**, **MUNICIPALITY** and **LICENSED HAULER**, intending to be legally bound, agree as follows:

1. Defined Terms. Each capitalized term not defined in this **LICENSE AGREEMENT** shall have the meaning set forth in the **ORDINANCE**.
2. License. **MUNICIPALITY** pursuant to the **ORDINANCE** and subject to the provisions of this Agreement grants to the **LICENSED HAULER** a license (the “**LICENSE**”) for a term ending December 31, 2024 to collect certain Regulated Municipal Waste and Designated Recyclable Materials during the term and in accordance with the provisions of this Agreement.
3. Conditions. **LICENSED HAULER** shall at all times:
  - (a) Maintain a valid license issued by Lancaster County Solid Waste Management Authority (“**LCSWMA**”); and Pennsylvania Waste Transportation Safety Act, if applicable;
  - (b) Comply fully with Rules and Regulations of the Pennsylvania Department of Environmental Protection (PADEP), LCSWMA, and all Municipality Ordinances and the Municipality Policies and Procedures;
  - (c) Perform in good faith all the covenants of any agreements that a **LICENSED HAULER** enters into with customers located with the **MUNICIPALITY**; and
  - (d) Comply fully with the **ORDINANCE**.

4. Units Serviced.

(a) Residential Units: Licensed Hauler services 30 number of Residential Units in the Municipality and verifies by its signature on this Agreement that such information is true and correct to the best of its belief and information.

(b) Multi-Family Units: Licensed Hauler services \_\_\_\_\_ number of Multi-Family Units in the Municipality.

(c) Industrial/Commercial: Licensed Hauler services \_\_\_\_\_ number of Industrial/Commercial Units in the Municipality.

5. Revocation. Upon the violation by **LICENSED HAULER** of any provision of this Agreement or the **ORDINANCE**, **MUNICIPALITY** may suspend **LICENSED HAULER** for any period of time, or revoke, the license.

6. Indemnity. **LICENSED HAULER** shall indemnify and hold harmless **MUNICIPALITY** from all claims, costs and expenses including **MUNICIPALITY'S** reasonable counsel fees, arising by reason of or relating to **LICENSED HAULER'S** failure or refusal to perform all **LICENSED HAULER'S** obligations under this Agreement and the **ORDINANCE**.

DATED this 21<sup>st</sup> day of March, 20 24.

**EAST COCALICO TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Chairman, Lorenzo Bonura

\_\_\_\_\_  
Vice Chairman, Jeffrey Mitchell

\_\_\_\_\_  
Secretary, Daniel Burton, Jr.

**LICENSED HAULER**

By: Bill W Carson Bill W Carson  
(sign) (print)

Phone Number: 717-696-9453 Date: 2/22/24  
(area code)

E-Mail: band1carsondisposal@gmail.com

Attest: [Signature] Tom Ryan  
(sign) (print)

# 2023 Monthly Report

	January	February	March	April	May	June	July	August	September	October	November	December	Total
1980	67	67	67	67	67	67	67	67	67	67	67	67	801
1981	67	67	67	67	67	67	67	67	67	67	67	67	801
1982	67	67	67	67	67	67	67	67	67	67	67	67	801
1983	67	67	67	67	67	67	67	67	67	67	67	67	801
1984	67	67	67	67	67	67	67	67	67	67	67	67	801
1985	67	67	67	67	67	67	67	67	67	67	67	67	801
1986	67	67	67	67	67	67	67	67	67	67	67	67	801
1987	67	67	67	67	67	67	67	67	67	67	67	67	801
1988	67	67	67	67	67	67	67	67	67	67	67	67	801
1989	67	67	67	67	67	67	67	67	67	67	67	67	801
1990	67	67	67	67	67	67	67	67	67	67	67	67	801
1991	67	67	67	67	67	67	67	67	67	67	67	67	801
1992	67	67	67	67	67	67	67	67	67	67	67	67	801
1993	67	67	67	67	67	67	67	67	67	67	67	67	801
1994	67	67	67	67	67	67	67	67	67	67	67	67	801
1995	67	67	67	67	67	67	67	67	67	67	67	67	801
1996	67	67	67	67	67	67	67	67	67	67	67	67	801
1997	67	67	67	67	67	67	67	67	67	67	67	67	801
1998	67	67	67	67	67	67	67	67	67	67	67	67	801
1999	67	67	67	67	67	67	67	67	67	67	67	67	801
2000	67	67	67	67	67	67	67	67	67	67	67	67	801
2001	67	67	67	67	67	67	67	67	67	67	67	67	801
2002	67	67	67	67	67	67	67	67	67	67	67	67	801
2003	67	67	67	67	67	67	67	67	67	67	67	67	801
2004	67	67	67	67	67	67	67	67	67	67	67	67	801
2005	67	67	67	67	67	67	67	67	67	67	67	67	801
2006	67	67	67	67	67	67	67	67	67	67	67	67	801
2007	67	67	67	67	67	67	67	67	67	67	67	67	801
2008	67	67	67	67	67	67	67	67	67	67	67	67	801
2009	67	67	67	67	67	67	67	67	67	67	67	67	801
2010	67	67	67	67	67	67	67	67	67	67	67	67	801
2011	67	67	67	67	67	67	67	67	67	67	67	67	801
2012	67	67	67	67	67	67	67	67	67	67	67	67	801
2013	67	67	67	67	67	67	67	67	67	67	67	67	801
2014	67	67	67	67	67	67	67	67	67	67	67	67	801
2015	67	67	67	67	67	67	67	67	67	67	67	67	801
2016	67	67	67	67	67	67	67	67	67	67	67	67	801
2017	67	67	67										

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03/14/24  
05:19 pm

East Cocalico Township General Ledger  
Current Yr Pd: 2 - Budget Status Report  
GENERAL FUND

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Account	Budget	Actual	% of Budget
REAL PROPERTY TAXES	1,944,650.00	14,909.02	0.77%
ACT 511 RE TRANSFER TAX	266,500.00	49,295.17	18.50%
EARNED INCOME TAX	2,122,000.00	387,674.39	18.27%
LOCAL SERVICE TAX	385,000.00	95,211.93	24.73%
PERMIT REVENUES	725.00	95.00	13.10%
LICENSES/FRANCHISE	132,500.00	29,150.39	22.00%
FINES/PARKING TICKETS	20,940.00	2,964.44	14.16%
INTEREST EARNINGS	94,225.00	38,197.67	40.54%
RENTS/ROYALTIES	1,525.00	0.00	0.00%
INTERGOV'T REV FEDERAL	0.00	0.00	0.00%
INTERGOV'T REV STATE	780,256.19	0.00	0.00%
STATE SHARED REVENUE	86,442.31	0.00	0.00%
StatePaymentsInLieuOfTax	69.00	0.00	0.00%
LOCAL GOV'T/OPER.GRANT	0.00	0.00	0.00%
LOCAL GOV'T/SHARED PAYTS	744,658.59	66,467.34	8.93%
COMMUNITY DEV FEES	24,735.00	7,138.50	28.86%
PUBLIC SAFETY	45,450.00	12,853.64	28.28%
INSP/PERMIT/LIC ComDev	155,605.00	15,089.92	9.70%
PERMITS ROADS	4,800.00	50.00	1.04%
RECYCLING SERVICES	3,800.00	44.80	1.18%
RECREATION/POOL	63,775.00	0.00	0.00%
MISCELLANEOUS	1,875.00	8.00	0.43%
DONATIONS/CONTRIBUTIONS	0.00	0.00	0.00%
PROCEEDS/GEN.FIXED ASSETS	5,450.00	3,751.32	68.83%
InterfdOperatingTrans.	286,374.25	0.00	0.00%
REFUNDS	550.00	0.00	0.00%
<b>Total Revenues</b>	<b>7,171,905.34</b>	<b>722,901.53</b>	<b>10.08%</b>
SUPERVISORS	21,575.00	4,128.32	19.13%
MANAGEMENT	230,975.00	34,336.32	14.87%
FINANCIAL ADMINISTRATION	100,058.00	16,926.96	16.92%
TAX COLLECTOR	30,572.00	2,743.55	8.97%
PROFESSIONAL SERVICES	134,950.00	33,604.26	24.90%
GENERAL GOVT - OFFICE	121,650.00	18,687.69	15.36%
PERSONNEL ADMINISTRATION	1,750.00	0.00	0.00%
ENGINEER	38,400.00	2,020.24	5.26%
GENERAL GOVT - BUILDING	84,082.00	9,292.06	11.05%
POLICE DEPARTMENT	3,348,365.00	680,265.56	20.32%
FIRE/EMERGENCY MGT.	238,522.31	0.00	0.00%
AMBULANCE/EMERGENCY	43,000.00	0.00	0.00%
CONTRACTED SERVICES	14,500.00	491.25	3.39%
COMMUNITY DEVELOPMENT	233,182.00	40,696.54	17.45%
PUBLIC SAFETY	1,380.00	210.40	15.25%
RECYCLING	12,050.00	0.00	0.00%
SANITATION	425.00	0.00	0.00%
HIGHWAY DEPARTMENT	409,197.00	69,646.16	17.02%
SNOW MATERIALS/HIGHWAY	87,175.00	31,935.75	36.63%
TRAFFIC SIGNALS & SIGNS	49,704.00	1,232.04	2.48%

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East Cocalico Township General Ledger  
Current Yr Pd: 2 - Budget Status Report  
GENERAL FUND

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Account	Budget	Actual	% of Budget
REPAIRS TOOLS & MACHINERY	37,980.00	4,104.44	10.81%
ROADS/MAINTENANCE/REPAIRS	90,450.00	0.00	0.00%
MS4/SWM/WATERSHED	107,412.00	1,005.96	0.94%
SWIMMING POOL	148,243.00	1,299.82	0.88%
PARKS	19,800.00	598.17	3.02%
LIBRARIES	30,000.00	0.00	0.00%
COMMUNITY	11,000.00	0.00	0.00%
DEBT PRINCIPAL	274,236.66	33,574.74	12.24%
DEBT INTEREST	12,137.58	1,445.12	11.91%
DEBT COSTS	0.00	0.00	0.00%
MISCELLANEOUS	2,100.00	0.00	0.00%
INSURANCE	95,323.26	69,521.15	72.93%
INSURANCE/BENEFITS	469,181.16	80,327.05	17.12%
OTHER FINANCING USES	100.00	0.00	0.00%
INTERFUND TRANSFERS			
TRANS.CAP.RES.POLICE PEN.			
TRANSFER TO STATE FUND	0.00	0.00	0.00%
Total TRANS.CAP.RES.POLICE	672,429.37	0.00	0.00%
Total INTERFUND TRANSFERS	672,429.37	0.00	0.00%
Total Expenditures	7,171,905.34	1,138,093.55	15.87%
Total GENERAL FUND	0.00	-415,192.02	
Total All Funds	0.00	-415,192.02	

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East Cocalico Township General Ledger  
Current Yr Pd: 2 - Budget Status Report  
LIGHT FUND

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dbeury

Account	Budget	Actual	% of Budget
-----	-----	-----	-----
REAL PROPERTY TAXES	228,785.00	1,295.00	0.57%
INTEREST EARNINGS	1,450.00	398.50	27.48%
-----	-----	-----	-----
<b>Total Revenues</b>	<b>230,235.00</b>	<b>1,693.50</b>	<b>0.74%</b>
-----	-----	-----	-----
TAX COLLECTION	4,390.00	18.90	0.43%
STREET LIGHTING	182,400.00	30,416.06	16.68%
Capital Improvements	150,000.00	0.00	0.00%
-----	-----	-----	-----
<b>Total Expenditures</b>	<b>336,790.00</b>	<b>30,434.96</b>	<b>9.04%</b>
-----	-----	-----	-----
<b>Total LIGHT FUND</b>	<b>-106,555.00</b>	<b>-28,741.46</b>	
=====	=====	=====	=====
<b>Total All Funds</b>	<b>-106,555.00</b>	<b>-28,741.46</b>	
=====	=====	=====	=====

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East Cocalico Township General Ledger  
Current Yr Pd: 2 - Budget Status Report  
HYDRANT FUND

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dbeury

Account	Budget	Actual	% of Budget
-----	-----	-----	-----
REAL PROPERTY TAXES	69,560.00	634.44	0.91%
INTEREST EARNINGS	1,490.00	256.33	17.20%
-----	-----	-----	-----
<b>Total Revenues</b>	<b>71,050.00</b>	<b>890.77</b>	<b>1.25%</b>
-----	-----	-----	-----
TAX COLLECTION	3,050.00	19.25	0.63%
PUBLIC WORKS/HYDRANT	66,060.00	16,425.00	24.86%
-----	-----	-----	-----
<b>Total Expenditures</b>	<b>69,110.00</b>	<b>16,444.25</b>	<b>23.79%</b>
-----	-----	-----	-----
<b>Total HYDRANT FUND</b>	<b>1,940.00</b>	<b>-15,553.48</b>	
=====	=====	=====	=====
<b>Total All Funds</b>	<b>1,940.00</b>	<b>-15,553.48</b>	
=====	=====	=====	=====

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East Cocalico Township General Ledger  
Current Yr Pd: 2 - Budget Status Report  
RECREATION FUND

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Account	Budget	Actual	% of Budget
INTEREST EARNINGS	2,550.00	600.16	23.54%
Recreation	200.00	0.00	0.00%
SPECIAL ASSESSMENTS	12,000.00	0.00	0.00%
<b>Total Revenues</b>	<b>14,750.00</b>	<b>600.16</b>	<b>4.07%</b>
PARKS	30,000.00	0.00	0.00%
<b>Total Expenditures</b>	<b>30,000.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total RECREATION FUND</b>	<b>-15,250.00</b>	<b>600.16</b>	
<b>Total All Funds</b>	<b>-15,250.00</b>	<b>600.16</b>	

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East Cocalico Township General Ledger  
Current Yr Pd: 2 - Budget Status Report  
CAPITAL RESERVE FUND

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Account	Budget	Actual	% of Budget
INTEREST EARNINGS	196,284.00	12,545.86	6.39%
PERMITS/HWY/STREETS	0.00	0.00	0.00%
SPECIAL ASSESSMENTS	0.00	0.00	0.00%
TRANSFERS FROM GENERAL FD	672,429.37	0.00	0.00%
<b>Total Revenues</b>	<b>868,713.37</b>	<b>12,545.86</b>	<b>1.44%</b>
GENERAL GOVERNMENT	0.00	0.00	0.00%
GENERAL GOV'T BUILDING	11,200.00	4,084.00	36.46%
Police	117,630.00	0.00	0.00%
HIGHWAY/SHED	194,000.00	28,728.24	14.81%
TRAFFIC SIGNALS & SIGNS	40,000.00	62,507.90	156.27%
RoadRepairs/Maint.	200,000.00	3,103.91	1.55%
POOL	0.00	0.00	0.00%
PARKS	0.00	0.00	0.00%
OTHER	0.00	0.00	0.00%
General Fund	286,374.25	0.00	0.00%
<b>Total Expenditures</b>	<b>849,204.25</b>	<b>98,424.05</b>	<b>11.59%</b>
<b>Total CAPITAL RESERVE FUND</b>	<b>19,509.12</b>	<b>-85,878.19</b>	
<b>Total All Funds</b>	<b>19,509.12</b>	<b>-85,878.19</b>	

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East Cocalico Township General Ledger  
Current Yr Pd: 2 - Budget Status Report  
TRAFFIC IMPACT FUND

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Account	Budget	Actual	% of Budget
Interest ENB	19,300.00	383.60	1.99%
Interest MM Uninvest	0.00	4,141.67	100.00%
Traffic Impact Fees	19,656.00	0.00	0.00%
<b>Total Revenues</b>	<b>38,956.00</b>	<b>4,525.27</b>	<b>11.62%</b>
Engineering	2,500.00	0.00	0.00%
Legal	1,000.00	0.00	0.00%
<b>Total Expenditures</b>	<b>3,500.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total TRAFFIC IMPACT FUND</b>	<b>35,456.00</b>	<b>4,525.27</b>	
<b>Total All Funds</b>	<b>35,456.00</b>	<b>4,525.27</b>	

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East Cocalico Township General Ledger  
Current Yr Pd: 2 - Budget Status Report  
STATE FUND

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dbeury

Account	Budget	Actual	% of Budget
INTEREST EARNINGS	3,850.00	265.12	6.89%
SHARED REV.& ENTITLEMENTS	381,850.00	6,600.00	1.73%
Highways and Streets	14,676.71	0.00	0.00%
PROC.GEN.FIXED.ASSETS	0.00	0.00	0.00%
TRANSFER FROM GEN.FD.	0.00	0.00	0.00%
Loan Proceeds/LongTermDeb	0.00	0.00	0.00%
<b>Total Revenues</b>	<b>400,376.71</b>	<b>6,865.12</b>	<b>1.71%</b>
WINTER MAINT./SNOW	0.00	0.00	0.00%
TRAFFIC MAINT./CONTROL	0.00	0.00	0.00%
MACHINERY/TOOLS REPAIR	0.00	0.00	0.00%
ROAD REPAIRS/MAINT.	0.00	0.00	0.00%
ROAD/BRIDGE PROJECTS	450,000.00	0.00	0.00%
BANK CHARGES	0.00	0.00	0.00%
INTERFUND TRANSFERS	0.00	0.00	0.00%
<b>Total Expenditures</b>	<b>450,000.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total STATE FUND</b>	<b>-49,623.29</b>	<b>6,865.12</b>	
<b>Total All Funds</b>	<b>-49,623.29</b>	<b>6,865.12</b>	

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05:21 pm

East Cocalico Township General Ledger  
Current Yr Pd: 2 - Budget Status Report  
AMERICAN RESCUE PLAN ACT

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Account	Budget	Actual	% of Budget
Interest	10,800.00	2,963.97	27.44%
ARPA Funds	298,150.00	0.00	0.00%
<b>Total Revenues</b>	<b>308,950.00</b>	<b>2,963.97</b>	<b>0.96%</b>
Intern Program	0.00	3,892.25	100.00%
Pension Contribution	37,500.00	0.00	0.00%
FS4 Farm Cooperation	0.00	11,250.00	100.00%
Rose Hill Basin Project	0.00	73,132.45	100.00%
Culvert Replacement Proje	851,399.00	0.00	0.00%
<b>Total Expenditures</b>	<b>888,899.00</b>	<b>88,274.70</b>	<b>9.93%</b>
<b>Total AMERICAN RESCUE PLAN</b>	<b>-579,949.00</b>	<b>-85,310.73</b>	
<b>Total All Funds</b>	<b>-579,949.00</b>	<b>-85,310.73</b>	

# Public Works Department Report

## February 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. Remove advertising signage
- e. Inspected and cleaned out cross pipes
- f. Inspecting trench restoration in Meadowbrook
- g. Scraped road side edges
- h. Road side tree trimming
- i. Cleaned inlets out
- j. Plowed/salted roads

### 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. Fixed hyd. Line on dump truck
- d. Replaced water pump on
- e. Installed new cutting edge on plow
- f. Rewired trailer plug on the chipper
- g. Fixed bucket truck

### 4. Miscellaneous

- a. Cleaned shop and bathroom weekly
- b. Posted Zoning hearing signage
- c. Continue responding/marking PA one calls
- d. Painted at office
- e. Maintain woody waste
- f. Removed door between offices, drywalled and painted it



# TECHNICON

Enterprises Inc., II

200 Bethlehem Drive  
Suite 201  
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

February 28, 2024

East Cocalico Township  
100 Hill Road  
Denver, PA 17517

RE: Building  
Inspectors Report  
February 2024

Dear Board Members:

The following Building Inspector activities were conducted in East Cocalico Township during the month of February 2024.

## **Building Permits Issued**

24-016B	Kristi Burke	22 Winding Way	Addition, kitchen remodel & Patio
24-015B	Reinholds VFW Association	250 Brunners Grove Rd.	Extend roof over access ramp
24-019B	Landmark Builders	24 Lee Dr. lot 1	New home
24-024B	Sunview Partners	27 Pacific Blvd. lot 68	New home
24-025B	Sunview Partners	29 Pacific Blvd. lot 69	New home
24-026B	Sunview Partners	31 Pacific Blvd. lot 70	New home
24-027B	Sunview Partners	33 Pacific Blvd. lot 71	New home
24-028B	Chester M. Burkholder	478 Black Horse Rd.	Kitchen renovations
23-348B	Dwight Fox	240 Reamstown Rd.	Dormers
24-023B	Aboat LLC	13 Yacht Ave.	Foundation for (2) four unit apts. (Lot 155 bldgs. 1 & 2)
24-022B	David & John King	11 Yacht Ave.	Foundation for (2) four unit apts. (Lot 156 bldgs. 1 & 2)
24-033MEP	BFPE International/ Blackhorse Warehouse	2152 N. Reading Rd.	Fire alarm system
24-031B	Doug DeHaven	28 E. Summit Dr.	Replace deck
24-038B	Matt Becker	61 Grouse Dr.	Master bath renovation & walk in closet reconfiguration
24-010P	Michael Goshert & Brenda Perrotti	1911 Kramer Mill Rd.	Inground pool
24-002B	Mt. Zion Baptist Church	3 Denver Rd.	Addition & alterations to existing church
24-020AES	Brett Bates	67 Ream Rd.	Roof mounted solar
24-017B	CLNC NNN Alberts CA, LLC	500 S. Muddy Creek Rd.	Automated material handling storage system in warehouse



### Driveway Permits Issued

None

### Building Inspections Conducted

22-381	Landmark Bldrs.	26 Lee Dr., lot 29	Final
23-076	Cocalico School District	44 S. Reamstown Rd.	Underslab plumbing
23-142	Sunview Partners	32 Pacific Blvd., lot 38	Electric service
23-143	Sunview Partners	30 Pacific Blvd., lot 39	Electric service, rough plumbing, mechanical & electric
23-144	Sunview Partners	28 Pacific Blvd., lot 40	Electric service
23-179	Jeffrey Wenger	24 Anchor Ave., lot 80	Final
23-180	Jeffrey Wenger	22 Anchor Ave., lot 81	Final
23-235	Zimmerman Home Bldrs.	8 Anchor Ave., lot 88	Final
23-278	Landmark Bldrs.	6 Lamplight Dr., lot 10	Final
23-284	Landmark Bldrs.	19 Lee Dr.	Final
23-286	Michael Goshert & Brenda Perrotti	1911 Kramer Mill Rd.	Frame, rough plumbing, mechanical & electric, wallboard
23-308	Zimmerman Home Bldrs.	19 Pacific Blvd., lot 64	Frame, rough plumbing, mechanical & electric, wallboard
23-309	Zimmerman Home Bldrs.	21 Pacific Blvd., lot 65	Frame, rough plumbing, mechanical & electric, wallboard
23-310	Zimmerman Home Bldrs.	23 Pacific Blvd., lot 66	Frame, rough plumbing, mechanical & electric, wallboard
23-311	Zimmerman Home Bldrs.	25 Pacific Blvd., lot 67	Frame, rough plumbing, mechanical & electric, wallboard
23-319	Jeffrey Wenger	26 Pacific Blvd., lot 41	Frame, rough plumbing, mechanical & electric, wallboard
23-320	Jeffrey Wenger	24 Pacific Blvd., lot 42	Frame, rough plumbing, mechanical & electric, wallboard
23-323	Awakened Properties	108 N. Reamstown Rd.	Final electric
23-327	Heck Construction	Monhs Hill Rd., lot 1	Footer
23-328	Sean Battito	44 Denver Rd.	Footer
23-338	Richard Shoher	25 Ream Rd.	Final electric
24-001	Jim Brandt	37 Egret Cr.	Final
24-004	Jeffrey Wenger	2 Anchor Ave., lot 91	Foundation
24-005	Jeffrey Wenger	4 Anchor Ave., lot 90	Foundation
24-011	Reinholds Property LP	260 S. Muddy Creek Rd.	Frame, rough electric



24-015	Reinholds VFW Assoc.	250 Brunners Grove Rd.	Frame
24-28	Chester M. Burkholder	478 Black Horse Rd.	Frame, rough electric & plumbing

**Building Issues**

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

Respectfully submitted,

*John Stone For*

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

cc: TEIfile/East Cocalico/monthly building report

# Zoning Report

February 2024

## **Zoning Hearing Board (February 14)**

- Brubacker (ZHB 780-23) – Granted a variance to permit a single-family dwelling at property not adjacent to a public road and without access to an approved private street.
- Martin (ZHB 782-23) – Conducted and completed a public hearing as to a variance to permit an accessory structure in a front yard setback. A decision is expected to be made at the Zoning Hearing Board meeting on March 13.

## **Zoning Permits**

- Nine zoning permits issued.



# TECHNICON

Enterprises Inc., II

200 Bethlehem Drive  
Suite 201  
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

February 27, 2024

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

RE: S.E.O. Report  
February 2024

Dear Board Members:

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

**Septic System Permits Issued**

None

**Septic Systems Being Installed**

Butch Long 1683 Kramer Mill Road  
Modification of the existing system continues.

**Final Inspections Conducted**

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

**Soil Testing**

None

**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