

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
THURSDAY, OCTOBER 19, 2023, 7:00 PM**

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

ATTENDANCE

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

ANNOUNCEMENTS

- Chair Bonura announced the Board of Supervisors met in Executive Session on October 5, 2023 to discuss a personnel matter, in specific the Public Works Director position.

MEETING MINUTES

Sue Mackley, East Cocalico Township, commented on a motion included in the minutes.

Doug Mackley, East Cocalico Township, commented on public comment included in the minutes.

Chair Bonura made a motion to approve the October 5, 2023 Meeting minutes, revised to amend a comment regarding Township marketing at page 2. The motion was seconded by Mr. Mitchell.

There was no additional public comment.

By unanimous vote the motion was approved.

ACTION ITEMS

Chief of Police appointment – Chair Bonura made a motion to appoint Steven C. Savage as Chief of Police for East Cocalico Township, effective October 20, 2023, and to approve an agreement as to the Terms of Employment, dated September 25, 2023. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Chair Bonura administered the oath of office.

Chair Bonura recognized Chief Savage for his service to the community, and noted his ability to successfully lead the Police Department.

Chief Savage thanked his family, fellow Police Officers, and the Board of Supervisors for their support, and commented on that he will do to help keep our community safe in the years to come.

Public Works Director ratification – Tommy Ryan, Township Manager, provided an overview of the education and experience of Public Works Director candidate Abraham Stick.

Chair Bonura made a motion to ratify the hire of Abraham D. Stick as Public Works Director for East Cocalico Township, effective October 23, 2023, subject to the terms set forth in a conditional offer of employment dated October 16, 2023. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Ordinance 2023-03 – Matt Creme, Township Solicitor, announced and opened a Public Hearing to consider Ordinance 2023-03 at 7:08 PM.

A court reporter transcribed the proceedings.

Mr. Creme closed the Public Hearing at 7:31 PM.

Mr. Carrasco made a motion to adopt Ordinance 2023-03, to amend the Official Zoning Map of East Cocalico Township to rezone portions of certain properties at North Reading Road and Wabash Road from the Suburban Residential Zone and General Commercial Zone to the Light Industrial Zone, and from the General Commercial Zone to the Suburban Residential Zone. The motion was seconded by Mr. Mitchell.

There was no public comment.

The motion was approved 2-1, with Chair Bonura voting no.

Ordinance 2023-04 – Mr. Creme announced and opened a Public Hearing to consider Ordinance 2023-04 at 7:32 PM.

A court reporter transcribed the proceedings.

Mr. Creme closed the Public Hearing at 8:08 PM.

Chair Bonura made a motion to adopt Ordinance 2023-04, to amend the Official Zoning Map of East Cocalico Township to rezone a property at Pfautz Hill Road from the Suburban Residential Zone to the Mobile Home Park Residential Zone. The motion was seconded by Mr. Mitchell.

There was no public comment.

The motion was approved 2-1, with Mr. Carrasco voting no.

Ordinance 2023-05 – Mr. Creme announced and opened a Public Hearing to consider Ordinance 2023-05 at 8:09 PM.

A court reporter transcribed the proceedings.

Mr. Creme closed the Public Hearing at 8:16 PM.

No action was taken on the proposed ordinance.

Resolution 2023-12 – Mr. Creme announced and opened a Public Hearing to consider Resolution 2023-12 at 8:17 PM.

A court reporter transcribed the proceedings.

Mr. Creme closed the Public Hearing at 8:19 PM.

Chair Bonura made a motion to adopt Resolution 2023-12, to adopt the Comprehensive Plan for the Cocalico Region as the comprehensive plan for East Cocalico Township. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

The meeting recessed at 8:20 PM, and the meeting reconvened at 8:27 PM.

Benderson Development Company, LLC (RZ 2023-04) – Claudia Shank, Counsel for the Petitioner, provided an overview of a property at Colonel Howard Boulevard proposed for rezone, so to allow warehouse, retail, and convenience store with fueling station uses. Ms. Shank commented on previous zoning and proposed uses.

Mr. Mitchell commented on the development of commercial uses in the Township. James Boglioli, Petitioner, commented on marketing efforts made to date, and on development trends.

Chair Bonura commented on mixed-use developments in the region. Mr. Mitchell commented on redevelopment activity in the region.

Steve Brubaker, East Cocalico Township, commented on potential medical use.

Dan Burton, East Cocalico Township, commented on traffic and site egress.

David Hollinger, East Cocalico Township, commented on potential infrastructure improvements.

Mr. Carrasco made a motion to accept and refer out for reviews a petition to rezone certain properties at Colonel Howard Boulevard, Lausch Road, and North Reamstown Road, as submitted by the Benderson Development Company, LLC (RZ 2023-04). The motion did not receive a second.

320 Hill Road – Mr. Ryan provided an overview of an application made for a small stormwater project at 320 Hill Road.

Mr. Creme noted Chair Bonura had submitted notification of a conflict of interest in voting on this matter in advance of this evening's meeting. Mr. Creme noted Chair Bonura is the property owner.

Mr. Mitchell made a motion to approve a stormwater plan, improvement agreement, and maintenance easement agreement at 320 Hill Road. The motion was seconded by Mr. Carrasco.

There was no public comment.

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

0 Mohns Hill Road – Mr. Ryan provided an overview of an application made for a small stormwater project, and waivers, at a property at Hill Road.

Chair Bonura made a motion to approve a stormwater plan, waivers, improvement agreement, and maintenance easement agreement at Mohns Hill Road, Lot 1, TPN 080-69429-0-0000. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

1339 Red Run Road – Mr. Ryan provided an overview of an application made for a small stormwater project at 1339 Red Run Road.

Chair Bonura made a motion to approve a stormwater plan, improvement agreement, and maintenance easement agreement at 1339 Red Run Road. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

302 Royal Horse Way – Mr. Ryan provided an overview of an application made a for small stormwater project at 302 Royal Horse Way.

Chair Bonura made a motion to approve a stormwater plan, improvement agreement, and maintenance easement agreement at 302 Royal Horse Way. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Lancaster County Conservation District Memo of Understanding – Mr. Ryan provided an overview of a memo of understanding between East Cocalico Township and the Lancaster County Conservation District that enumerates the responsibilities of each as to certain MS4 matters.

Chair Bonura made a motion to approve a Memo of Understanding pertaining to certain MS4 responsibilities with the Lancaster County Conservation District. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Air Methods temporary use extension – Mr. Carrasco made a motion to extend the Air Methods Heliport use at the Stevens Fire Company for 90 days, to January 18, 2024. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Cubmobile Race road closure – Chair Bonura made a motion to approve the closure of Ebersole Road on Saturday, October 28, 2023, from approximately 6:00 AM to noon, for the Cubmobile event. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

East Cocalico Lions Club Toll Road event – Chair Bonura made a motion to approve the East Cocalico Lions Club Toll Road event on November 24, 2023, from approximately 7:00 AM to 5:00 PM, at the intersection of Church Street and Reamstown Road. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Public Works resignation – Chair Bonura made a motion to accept the resignation of Daniel Tasco, Public Works Laborer. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Recreation Board resignation – Chair Bonura made a motion to accept the resignation of Teresa Amaturro, Recreation Board. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

TREASURER'S REPORT

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$151,812.70, for the week of October 12, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$33,247.02, for checks processed and delivered on October 18, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$9,774.37, for the week of October 19, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$85,281.52, for the pay period from September 24, 2023 to October 7, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

DEPARTMENT REPORTS

Police – Chief Savage commented on certain calls received and Department activities for the prior month. A written report of call activity for East Cocalico Township and Denver Borough for September 2023 was provided.

Finance – A written report of receipts and expenditures for Township funds through September 2023 was provided.

Public Works – A written report of roads, bridge, parks, and equipment maintenance activities for September 2023 was provided.

Building, Zoning & SEO – A written report of permits issued, applications considered by the Zoning Hearing Board, and sewage enforcement activities for September 2023 was provided.

MS4 – Ken McCrae, MS4 Coordinator, commented on MS4 inspection forms. A written report of MS4 and other stormwater-related activities for September 2023 was provided.

INFORMATIONAL ITEMS

- There were no informational items discussed at this evening's meeting.

NEW BUSINESS

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

OLD BUSINESS

Act 172 tax credit for volunteer emergency responders – Mr. Mitchell noted Act 172 tax credit consideration will continue as the Township reviews the proposed 2024 Budget. Chair Bonura commented on information received from municipalities that have enacted this tax credit.

health insurance plan – Mr. Carrasco commented on the Township's previous efforts to obtain health insurance coverage, and on the application made to, and accepted by, Benecon, the Township's current health plan provider.

Mr. Carrasco commented on Township Supervisor participation in the health care plan during the Township's first years of coverage with Benecon. Mr. Carrasco proposed to adopt an ordinance to not allow Township Supervisor participation in the health care plan.

Mr. Mitchell commented on the State Law that allows Township Supervisors to participate in a municipality's health care plan, and on certain health care benefits provided to past Supervisors.

Ms. Mackley commented on discussions had regarding certain health care benefits provided to past Supervisors.

PUBLIC COMMENT

- Mr. Mackley commented on Township Supervisor participation in the health care plan.
- Ms. Mackley commented on the submission of letter of interest to serve on the Traffic Impact Fee Committee.
- Mr. Brubaker commented on available training for poll watchers.
- Tyler Eberly, Northern Lancaster County Chamber of Commerce, commented on the development of higher-density multi-family housing in East Cocalico Township.
- Mr. Mackley commented on farmland preservation.

ANNOUNCEMENTS

- Chair Bonura announced the next Cocalico Regional Leaders Meeting be held on Tuesday, October 24, 7:00 PM at Saint Paul's Church on East Main Street, Adamstown.
- Chair Bonura announced the Board of Supervisors will next meet on Thursday, November 2, at 7:00 PM, at the Township Building.
- Chair Bonura announced the East Cocalico Township Food Drive is underway.

- Chair Bonura announced the 2024 Budget Workshop schedule, and noted the workshop meeting schedule is posted to the Township website.

ADJOURNMENT

There being no further business, at 9:44 PM Chair Bonura made motion to adjourn the meeting. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT