

April 9, 2003

The Codorus Township Board of Supervisors met in regular session on April 9, 2003 at 7:30 P.M. in the Township office. Board members present were Brian Baer, Lamar Glatfelter and Goldie Day. Others present were Solicitor John Herrold, Jason Snyder, Brian Kaltreider, Cecile Feters, Frances Langrall, Mark Bollinger, Jerry Stahlman, Attorney Charles Courtney, Georgia Bathon, Henry Blevins, Leland Snyder, Mr. & Mrs. Preston Beall, Ed Williams from the York Dispatch and Jonathan Snyder.

Chairman Baer called the meeting to order with the Pledge.

The minutes were approved as written.

There were no public comments.

Frances Langrall and Mark Bollinger were present regarding Winding Lane (private Lane). Mrs. Langrall said there are four homes on Winding Lane, the lane is not accessible. She has been responsible for putting down gravel; the other residents do not contribute to the upkeep of the lane. Mark Bollinger said he thought the Township did not allow more than three homes on a private road. The Solicitor told Mrs. Langrall and Mr. Bollinger that this is a private road and the Township cannot expend funds. In order for the Township to adopt this road, the road would have to be brought up to Township standards. This would be at the expense of those living along the road.

Mrs. Langrall and Mr. Bollinger were told that those living and using this lane should have an agreement stating who is responsible for maintaining the lane. Mrs. Langrall wanted to know how to stop farmers and others with large equipment from using the lane. Solicitor Herrold told her that she could sue them for trespassing. Mrs. Langrall and Mr. Bollinger were told that they could have a lawyer do some searching at the courthouse to find out if there are any recorded maintenance agreements on the properties along this lane.

Brian Kaltreider, the new zoning officer, had asked Mr. & Mrs. Preston Beall to attend the meeting regarding the property along S.R. 216 in the village of Pierceville. This property consists of a mobile home and a building that once was used as an ice cream stand. Mr. & Mrs. Beall want to know what they are allowed to use the building for. They would like to have a nursery business, selling plants, shrubs, etc. This would be a drive-in produce stand. Solicitor Herrold told the Bealls that they could request a variance per section 613 of the Zoning Ordinance or ask for a special exception for a farm market. The septic system on the property needs to be checked out. Mr. Beall also wanted to know if he could remove the mobile home and build a home at the site of the ice cream building. He was told this could be done, that only one dwelling unit would be allowed for this property of one acre.

Jerry Stahlman and Attorney Charles Courtney were present with the final Waste Water Sewage Treatment Plant plan and also the signed maintenance agreement. Lynwood

James Gray and Leland Snyder both signed the maintenance agreement for the sewage treatment plant.

Leland Snyder gave the Township a check in the amount of \$19,819.35, which is to cover the costs of inspections by the Township Engineer. \$5,419.35 of this check is to reimburse Codorus Township for all costs already incurred in connection with review of this plan and \$14,400.00 will be placed in an escrow fund to pay future Township Engineer costs.

Detailed plans for the construction of this plant will be forthcoming from Mr. Stahlman.

Supervisor Lamar Glatfelter made a motion to approve the final plan of the Waste Water Sewage Treatment Plant subdivision plan, seconded by Brian Baer. Goldie Day abstained from voting due to the conflict of interest. The motion carried by majority vote. The plan was signed by Lamar & Brian.

Supervisor Lamar Glatfelter made a motion to approve the Development Agreement as presented. Brian Baer seconded this motion. Goldie Day abstained from voting due to a conflict of interest. This motion carried by majority vote. This agreement was signed by Brian Baer and notarized.

Before a Use & Occupancy certificate is issued, the developer shall submit to Codorus Township a letter of credit in the amount of \$95,000 guaranteeing operation and maintenance of the plant for the first two years of plant operation. At the end of the first two years of plant operation, the developer will substitute a letter of credit in an amount equal to 10% of the cost of equipment and installation to guarantee operation and maintenance of the life of the plant and Codorus will release the original letter of credit. The letters of credit shall be in a form that shall be approved by the Township Planning Commission and by the Township Solicitor.

Engineer Jason Snyder took the subdivision plan along to record and Solicitor Herrold will record the Development agreement.

Goldie Day made a motion to appoint Rick Sechrist to another four-year term on the Planning Commission. Lamar Glatfelter seconded this motion. This motion carried. Rick's new term will run from June 1, 2003 to May 31, 2007.

Jonathan A. Snyder, P.E. and owner of Effective Technical Applications, Inc. presented the Board with services his company provides. At present he is working with North Hopewell Township. This is mostly a test market for his services. He explained what his company would do if hired by the Township. He would train code officials and train them in all aspects of the new Statewide Building Code which is expected to be adopted in August of this year. Townships will have 90 days to have a building inspector.

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Solicitor Herrold reported he had talked to Dave from Tyco about the Brodbeck's property. Tyco knows the soil is contaminated and is concerned about risks to anyone that would use the property. The ground water is contaminated and water is seeping into the basement. Tyco is having a risk assessment done on the property. They feel it will cost from \$100,000 to \$150,000 to get the property in shape. They would not be willing to donate the property to the Township, but would look at \$150,000 to \$200,000 for the sale of the property. Knowing all this, the Board advised Solicitor Herrold to tell Tyco that we no longer have any interest in the property.

Solicitor Herrold will look into how the Township can pay accumulated sick pay to Tim Steger.

The new work zone was discussed. The Township will need to find out what signs are needed for this new law.

A letter from David Reed was read. Mr. Reed has resigned as a member of the Jefferson Codorus Joint Sewer Authority. The secretary is to contact two residents to find out if either would be interested in serving on the Authority.

Brian Baer made a motion to sign the 'Designation of Agent Resolution' for obtaining emergency relief due to the Presidents Day snowstorm, seconded by Lamar Glatfelter. This motion carried.

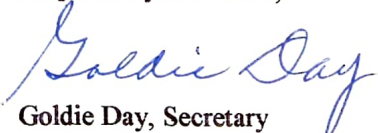
A copy of a letter from the Jefferson Borough President, Donald Harbold to Keith Fishel, Chairman of the Jefferson Codorus Joint Sewer Authority was read. The Borough is requesting that the Authority pursue all means to acquire lands and right-of-ways and engineering studies to construct a joint sewer facility that would service the needs of the Jefferson Borough. No action was needed.

Cecile Fetters had a copy of the Joint Sewer Authority minutes for meeting held April 2, 2003.

The bills were presented to the Board. Brian Baer made a motion to pay the bills seconded by Lamar Glatfelter. This motion carried.

The meeting adjourned at 10:15 P.M.

Respectfully submitted,


Goldie Day, Secretary