

**Township**

**7182 White Oak Road, Christiana, PA 17509**

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December 21, 2022

7182 White Oak Road

Christiana Pa 17509

The regular meeting of the Board of Supervisors was called to order by chairman Jeff Priddy at 7:00 pm at the Municipal building. Members present were Jeff Priddy, Gene Lammey, Bob Newlin, and Secretary/Treasurer Wendy Dettrey.

Motion to approve minutes of December 7, 2022 was made by Gene Lammey and seconded by Bob Newlin. Approved.

Motion to approve Treasurers Report was made by Jeff Priddy and seconded by Gene Lammey. Approved.

Motion to approve payment of bills by Gene Lammey and seconded by Bob Newlin. Approved.

Old business:

1. Adoption of 2023 Budget. Gene Lammey commented about uncertain economy in the future. Motion by Bob Newlin and seconded by Gene Lammey to approve budget. Approved.
2. Municibid (bids ended December 1, 2022).
	1. Providence Township would like to purchase the sweepster broom directly for $5,500. Townships can purchase Township to Township. Motion by Jeff Priddy and seconded by Bob Newlin. Approved.
	2. Kevin Flam (farmer) would like to purchase the tractor and loader directly for $28,000. He did not meet the reserve of $7,000 on Municibid. Township cannot accept purchases from non-Township unless on Municibid. Denied. Township will repost on Municibid.
	3. New Holland tractor and loader was on Municibid for $40,000. No bids. Township will repost on Municibid.
	4. Flail head mower was on Municibid for $20,000. No bids. Township will repost on Municibid.
3. Benuel F. King property update. Township received Fish and Wildlife form. The Planning Commission approved the sewer module at their December 9, 2022 meeting. A motion to adopt module by Resolution # 8-2022 was made by Jeff Priddy and seconded by Bob Newlin. Approved.
4. Zoning Ordinance Amendment. To revise regulations governing adaptive reuse of agricultural buildings. The Planning Commission has given their approval. Tabled.
5. Esh – 203 Route 41. The Planning Commission approved the module at their November 9, 2022 meeting. A motion to adopt module by Resolution #9-2022 was made by Jeff Priddy and seconded by Gene Lammey. Approved.

Esh – 105 Lower Valley Road. The Planning Commission approved the module at their November 2, 2022 meeting. The Holding Tank Agreement cannot be recorded and needs acknowledgements. Tabled.

1. Same as 3. Listed Twice.
2. Zook – 7145 White Oak Road stormwater plan approval. Tim Nolt with Nolt Engineering was present to give presentation on behalf of the Zook family who were present. This is an existing lot and no subdivision is needed. Meets stormwater regulations. There are concerns from neighboring properties. Stormwater diversions were done by Nolt Engineering. Water is being diverted into basin. There is an on-lot drinking well and on-lot septic system.

Eddie Patton from ABI discussed zoning and setbacks concerns. The plan meets all requirements. This is a flag lot and the house can face in a different direction. Motion by Jeff Priddy and seconded by Bob Newlin. Approved.

New Business:

1. 2023 Meeting Dates. Waiting on confirmation from the Zoning Hearing Board to move their monthly meeting to another evening due to the Board of Supervisors meeting on the same evening. Jeff Priddy discussed that the Board of Supervisors can move their meetings to Tuesday evenings. The 2023 meeting dates were conditionally approved. Motion by Jeff Priddy and seconded by Gene Lammey. Conditionally approved.
2. Garage Door Sensors for Township Building. Jeff Priddy explained there was an accident situation that resulted in an injury. The Township needs new openers for every door. No pricing at current time. Tabled
3. Cleaning Service for Township Office. Pricing was obtained from Sadie Zook to clean the Township office twice a month at $50 each cleaning. Motion by Bob Newlin and seconded by Gene Lammey. Approved.
4. Ambulance Report for November 22, 2022. Staff is currently getting EMS training. Jeff Priddy motioned to reinstate funding to the Ambulance and seconded by Gene Lammey. Approved.
5. Fire Chief Report for November 22, 2022. Report was read.
6. Planning Commission suggests that members David Blank, Dave Hoopes and Dave Nissley (lead) begin reviewing small stormwater projects 5,000 sq. ft. and under. Any or all can review small stormwater in-house. The Board of Supervisors need to come up with plan and cost. The goal is to save time and money. Tabled. Jeff Priddy motioned for the Planning Commission members to each receive a $100 stipend and seconded by Bob Newlin. Approved.
7. Enos King – 1025 Vintage Road. A complaint was received about the pond needing cleaned up and would like to know the status. Apparently, there are tires and other debris in the pond and a fire in the past. Eddie Patton with ABI will look into this. Tabled.
8. The Board of Supervisors motioned to raise the hourly pay for Secretary/Treasurer Wendy Dettrey to $30 per hour. Motion by Bob Newlin and seconded by Jeff Priddy. Approved.

Public Comments:

1. Mr. Blank asked about the status of the Lloyd Beiler – Country Lane escrow. Wendy Dettrey will look into this.
2. Eddie Patton with ABI spoke about the following violations:
	1. 50 Buck Hill – resident is coming in to get permit.
	2. 561 Noble Road – no current updates.
	3. 417 Newport Avenue – need to look into.

Motion to adjourn by Jeff Priddy and seconded by Bob Newlin. The meeting was adjourned at 7:55 pm.

Respectfully Submitted,

Wendy Dettrey

Secretary/Treasurer