

**Hamiltonban Township**  
23 Carrolls Tract Road, Fairfield, PA 17320  
**Board of Supervisors Regular Meeting Minutes**  
August 6, 2024

*Per Resolution 2018-08: Hamiltonban Township Public Comment Policy; Persons may use audio, stenographic recorders, or video recorders to record all or any portion of the meeting. Any person using such recording equipment at the public meeting shall make a general announcement, prior to the operation of recording equipment, that the meeting shall be so recorded.*

**Call to Order:** The meeting was called to order by Chairman J. Edward Deardorff at 7:00 PM on August 6, 2024 in the Hamiltonban Township Meeting Room. The Pledge of Allegiance was recited by all.

**Announcements:** None

**Approval of Agenda:** Motion to approve the agenda as stated by Supervisor Deardorff, Second by Supervisor Woerner. Motion passed unanimously.

**Attendance:** A quorum was achieved with Chairman Deardorff, Vice Chairman Woerner, Supervisor Picarelli, Supervisor Spence and Supervisor Reamer all in attendance. Also in attendance was Solicitor Battersby.

**Public Comment:** Darwoll Naugle of 10508 Dixon Road, South Mountain. Has 10 acres at 4520 Cold Springs Road. His complaint is he has a 2500 mirror that had to be replaced on his truck and wants to know who is paying for it because the trees have not been cut and they should be cut as they are in the right away. Supervisor Deardorff asked where the trees are located and he said Battersby's property by the barn. Supervisor Deardorff asked the Roadmaster if he knew of anything there and he stated that trees are hanging out in the roadway. With Solicitor Battersby in attendance a discussion commenced and it was decided that the Roadmaster would take a chainsaw and trim the trees the following week. Mr. Naugle was satisfied with that decision however he wanted to know who was going to pay for the mirror. Supervisor Deardorff said that the township was not responsible for the trees that it would fall on the property owner and that if he wanted to pursue it he would have to file a civil suit against the property owner.

**Approval of Minutes:** Motion to approve the minutes of July 16, 2024 by Supervisor Woerner, second by Supervisor Spence. Motion passed unanimously.

**Also Attending:** Darwoll & Dominique Naugle, AJ Schulman, Jason Wolfe & Bob Sharrah.

**Solicitor's Report:**

The Keller Engineers sent him information on **Petrus Holdings /Fitz subdivision** for approvals requested from the Board of Supervisors.

- Motion to approve the signature of the Sewage Facilities Planning Non-Building Waiver upon signature by the Sewage Enforcement Officer and Planning Commission made by Supervisor Deardorff. Second by Supervisor Spence. Motion passed unanimously

- Motion to approve a Waiver of SALDO 320-19.A(14) to allow the use of 10' contours instead of the required 5' contours made by Supervisor Woerner. Second by Supervisor Spence. Motion passed unanimously
- Motion to approve a Waiver of SALDO 320- 20 to allow the Plan to proceed as a Preliminary/Final plan instead of separate Preliminary and Final plans made by Supervisor Woerner. Second by Supervisor Spence. Motion passed unanimously
- Motion to conditionally approve the Preliminary/Final Subdivision Plan for John Barry Fitz, Dwight L. Strausbaugh, Jr., and Petrus Holdings, Inc. pending satisfactory resolution of all outstanding comments within the Keller Engineers letter dated July 17, 2024 made by Supervisor Deardorff. Second by Supervisor Woerner. Motion passed unanimously
- Motion to accept the Solicitors report made by Supervisor Woerner. Second by Supervisor Spence. made by Supervisor Woerner. Second by Supervisor Spence. Motion passed unanimously

**Old/New Business:**

- Final Solar Ordinance review with possible September adoption after small committee review will then go to the Planning Commission and back to the Board of Supervisors.
- Supervisor Spence brought up the topic of possibly reducing to one meeting per month. Supervisor Reamer said there used to be a workshop meeting which is just a meeting to discuss items but nothing gets voted on. It was realized with those meetings that there were items they really wanted to address so they changed it back to two official meetings per month. Several options were discussed and tabled for further review and to discuss with the solicitor.

**Roadmaster's Report:**

- Tree trimming Cold Springs Road: addressed in public comment.
- Trailer repair: Is at Brechbill being repaired.
- Dirt & Gravel – Mt. Hope Road almost done.
- Add Secretary to vehicle insurance

Motion was made to call the insurance company and see what the cost would be to add the secretary by Supervisor Deardorff. Second by Supervisor Spence. Motion passed unanimously.

- Line Painting- Scheduled for next Monday or Tuesday.
- Perc Test- BB section: Do not have the results back yet.
- Bullfrog Road is going to be closed Monday, Tuesday and Wednesday by Liberty Township and they were told by the Roadmaster to put Detour signs up for our residents.

A motion to approve the Roadmaster report made by Supervisor Woerner. Second by Supervisor Picarelli. Motion passed unanimously.

**Secretary/Treasurer Report:**

- Available funds in F&M that was marked for Upfit of Mack but taken out of Capital Reserve. Supervisor Deardorff made a motion that the funds get transferred to Capital Reserve. Second by Supervisor Woerner. Motion passed unanimously.
- Payments for Road projects were issued.
- 2023 Audit: Mostly complete today and will have the report available for a September meeting.
- Financial Reports: Supplied to the Board members.
- Thank you letters for 2024 donations were discussed.
- Noncompliant septic pumping issue from 2023. A motion was made by Supervisor Deardorff to allow her until the end of September to get it pumped. Second by Supervisor Reamer. Motion passed unanimously.
- Knouse Foods- Air Quality State Only Operating Permit renewal was received.
- Parks Garbage complaint: A resident complained that Parks is not picking her garbage up on a schedule its usually a day late. A motion was made by Supervisor Spence for the secretary to send them a letter to address the issue. Second by Supervisor Reamer. Motion passed unanimously.
- PMCA July bill review was discussed.

Motion to accept the secretary's report made by Supervisor Spence, second by Supervisor Reamer. Motion passed unanimously.

**Planning Commission Items:**

- 2345 Cold Springs Road /Petrus holdings /Fitz Strausbaugh. Approvals of waivers were granted in the Solicitors report. Jason Wolfe of CS Davidson physically showed the changes that were made on the map rolls. A few questions and answered were exchanged. Jason asked as far as the waivers are concerned do they get dropped off at the township and then once signed does the township send DEP their copy? The answer was yes, the township will take care of getting the proper agencies their copies. At this point the only items left to do are deeds and administrative items per Jason.

**Code Officer:**

- 675 Mt. Hope Road vegetation on bank. When the driveway permit it was noted that they had to maintain the vegetation on the bank in order to have sight distance up Mt. Hope Road. They are currently in violation and the code officer should be notified to handle the situation.

**Zoning/Building/UCC (PMCA):**

- Zoning Map Amendment SR\_1 involving Greenstone area. Reviewed and will be adopted along with the solar ordinance when ready.
- Zoning Map change request for Sites-Bittinger at Iron Springs Road Parcel# 18C15-0062C---000 received from Sharrah Design Group 7/24/2024. Bob Sharrah said that Sites has pulled the plug on doing anything commercial there and wants to divide it into 4 big lots keeping the 17 acres in front commercial. They are asking for a zoning map change. Supervisor Reamer voted against the change due to limited commercial area in the township as it is. Supervisor Reamer thinks it should be discussed at the small committee meeting and then sent to the Planning Commission and see what they have to say about it. Bob Sharrah asked if they needed to attend the small committee meeting and was told no its usually 2 Supervisors and 2 planning members.

- 97 Carrolls Tract Road signs- Selling food out of the house with signs outside that they have no permits for. They need a home occupation permit and permanent signs. In addition, they will need inspected by the health department. The secretary was asked to contact PMCA to look into this and get it taken care of.

**Parks and Recreation:** Music in the Park August 18, 2024

**FREMA:** No Report

**Fire Company Reports:** 2nd

**ACCOG and ACATO:** No Report

**YATB:** No report

**PA State Police:** 2<sup>nd</sup> meeting

**Township Meeting Dates:** All public meetings are held at the local prevailing time of 7:00 PM at 23 Carrolls Tract Road, Fairfield, PA. Rescheduled changes of date or time will be advertised via *The Gettysburg Times*. Cancellations will be posted via a notice on the office door:

Parks and Recreation Commission August 13, 2024

Board of Supervisors Meeting August 20, 2024

Planning Commission Meeting August 27, 2024

Board of Supervisors Meeting – September 3, 2024

Motion to adjourn the meeting at 8:20pm by Supervisor Woerner. Second by Supervisor Reamer. Motion passed unanimously.

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J. Edward Deardorff / Chairman

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Lynda Noel / Secretary