

TOWNSHIP OF SOUTHAMPTON MINUTES  
FOR THE REGULAR MEETING OF THE BOARD OF SUPERVISORS  
SOUTHAMPTON TOWNSHIP MUNICIPAL BUILDING

5:00 p.m.

June 25th, 2024

**MEMBERS PRESENT**

Samuel Cressler – Chairman  
Randy Brenize – Vice Chairman  
Roger Hall

**OTHERS PRESENT**

Melissa Kelso Esq. – Township Solicitor  
Kathy Durf – Secretary/Treasurer  
Jamie White – Code Enforcement  
Maria Misner – Planning/Zoning/Recording Secretary

**VISITORS PRESENT**

Dan McGuire – LAF-215 Shafer Road, Moon, PA 15108  
John Gleim – 477 Sherwood Dr. Carlisle  
Roxanne Asper – Grove Farm  
Wm. Kroneberg – Grove Farm  
Justin Kuhn – Integrated

**Chairman Cressler called the meeting of June 25th, to order at 5:00 p.m. and announced the meeting may be recorded.**

**PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**VISITOR REMARKS**

There were no visitor remarks.

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF JUNE 11TH.**

MOTION: Supervisor Hall moved to approve the minutes of the June 11th meeting as presented. Supervisor Brenize seconded the motion which passed unanimously.

**OLD BUSINESS**

Furnace Run Water/Sewer/Welcome Center Update

There was a discussion regarding Change Order Procedures for the Furnace Run building project.

Maria said she has been sending the change orders to Martin & Martin for their recommendation. Sometimes the change orders are small and need to happen quickly in order to keep the project moving forward.

Solicitor Kelso stated that verbal approval can be given to keep the project moving unless there is something significant. Formal approval can be done during the meetings.

#### Pension RFP

Solicitor Kelso reported that the supervisors have the long version of the Pension RFP. The timing needs to be determined. The full RFP should be posted on the website, a summary should be posted in the newspaper twice before it is due with instructions to visit the website in order to obtain the long version.

MOTION: Supervisor Cressler moved to advertise the Pension RFP the first two weeks in July with bids due to the Township building August 6<sup>th</sup> at noon. An anticipated conditional award will be issued at the August 13<sup>th</sup> Board of Supervisors meeting. Supervisor Hall seconded the motion which passed unanimously.

#### **NEW BUSINESS**

##### United Drive Bridge Inspection Agreement

HRG submitted a Bridge Inspection Agreement to the Township. Solicitor Kelso reviewed and approved the agreement as presented.

MOTION: Supervisor Hall moved to accept the HRG agreement for Bridge Inspection. Supervisor Brenize seconded the motion which passed unanimously.

##### Staffing

Supervisor Cressler stated he received a resignation letter from Shane Scott, the Road Foreman, who put in his two-week notice.

MOTION: Supervisor Cressler moved to regrettably accept Shane Scott's resignation letter. Supervisor Brenize seconded the motion which passed unanimously.

#### **BONDING**

##### Jay E. & Rhonda H. Leid request for Bond Release

Maria Misner reported the Township is holding a \$30,025.00 Letter of Credit for the Leids from a Poultry Barn on Limekiln Road that was completed in 2022. Martin and Martin reviewed the request and has issued a letter dated June 21, 2024, recommending full release of the security.

MOTION: Supervisor Brenize moved to release the Letter of Credit in the amount of \$30,025.00 for Jay and Rhonda Leid. Supervisor Hall Seconded the motion which passed unanimously.

## **SUBDIVISION AND LAND DEVELOPMENT**

### SD2024-006 Dollar General - Subdivision

Maria Misner reported that this plan is subdividing the rear portion of the lot and adding it to the neighboring Hull property. The front half is going to be developed into a Dollar General Store. That plan will probably be seen in July.

Referencing the letter from Tim Cormany dated June 12<sup>th</sup>. Maria stated the Form B is required for the rear lot. There are other minor comments outstanding.

#### Form B

MOTION: Supervisor Cressler moved to approve the Form B provided the Township receives the paperwork and Township SEO, Vince Elbel signs off on it. Supervisor Hall seconded the motion which passed unanimously.

#### Final Subdivision

MOTION: Supervisor Brenize moved to approve SD2024-002 Final Subdivision for Dollar General provided all of Tim Cormany's comments are satisfied. Supervisor Hall seconded the motion which passed unanimously.

### Thornwood Phase 5B

Justin Kuhn – Integrated - presented the plan for Thornwood Phase 5B stating they are submitting the plan exactly as the approved preliminary LDP by Diffenbaugh and Wadel. The stormwater was previously approved.

Mr. Kuhn stated they are waiting for outside agency and bonding approvals.

The Planning Commission was concerned about Basin 3 and making sure that that basin is converted from a sediment basin to a stormwater basin as a final requirement of the NPDES permit. An agreement should be in place prior to approval. Integrated has been working with Grove Farm Developers and they have agreed that Grove Farm, the original NPDES permittee will convert the basin upon completion.

Solicitor Kelso will approve the agreement prior to release of the plan.

Supervisor Cressler asked if this phase will be turned over to the existing homeowners association, or will a new association be put in place.

It will be the existing HOA.

MOTION: Supervisor Cressler moved to approve Thornwood Phase 5B contingent upon all of Tim Cormany's comments from his letter dated June 14<sup>th</sup> being satisfied, and with the Agreement for the Basin 3 Conversion being approved by Solicitor Kelso. Supervisor Hall seconded the motion which passed unanimously.

### **AGENDA AMENDED ITEMS**

MOTION: Supervisor Cressler moved to amend the agenda to address security concerns at Furnace Run Park. Supervisor Hall seconded the motion which passed unanimously.

### **REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES**

#### **Supervisors**

No Report

#### **Solicitor**

Solicitor Kelso informed the Board that Mark Smith has filed an appeal to the Zoning Hearing Board and a variance request.

#### **Planning/Zoning – Maria Misner**

No Report

#### **Code Enforcement – Jamie White**

No Report

#### **Secretary/Treasurer - Kathy Durf**

Kathy Durf reported that she had a conversation with Vicki Simmel from Gannon Associates. An agent inspected the Furnace Run building site for a builders' risk policy the Township requested.

They have declined the request for several issues such as fencing, lighting and cameras.

After discussion, the Board instructed Supervisor Brenize to check into satisfying the requirements to qualify for the policy.

MOTON Supervisor Cressler authorized spending up to \$10,000 in order to qualify to get the builders insurance. Anything beyond \$10,000 will need to be approved at the next Board of Supervisors meeting. Supervisor Brenize seconded the motion which passed unanimously.

**ACTION ON PAYING THE BILLS**

MOTION: Supervisor Hall moved to pay the general fund in the amount of \$39,651.76. Supervisor Brenize seconded the motion which passed unanimously.

Supervisor Cressler closed the regular meeting at 6:00 p.m.

Respectfully Submitted

Maria Misner  
Planning/Zoning/Recording Secretary