

## AGENDA

### CALL TO ORDER/FLAG CERMONY

### MINUTES

- Review/Approve January 6, 2025 Board of Supervisors Reorganization Meeting Minutes.\*
- Review/Approve January 21, 2025 Board of Supervisors Meeting Minutes.\*

### TREASURERS REPORT/BILLS

- Review/Approve the January 2025 Treasurer’s Report.\*
- Review/Approve the February 2025 Disbursement List of Bills to be paid.\*

### PERSONS TO BE HEARD/PUBLIC COMMENT (non-agenda Items only/residents or Paradise Township tax-payers only):

### CORRESPONDENCE:

- January 29, 2025 PA DEP Notice of Appeal letter regarding Compass Quarries, Inc., d/b/a Allan Myers Materials, regarding DEP’s approved correction to the Surface Mining Permit No. 6277SM1 to along and increase to the mining limit from 99.5 acres to 105.7 acres. Appeals will be accepted for a period of 30 days.
- January 31, 2025 PA DEP letter to the Board of Supervisors advising that Compass Quarries, Inc., d/b/a Allan Myers Materials, has made application to DEP for a depth correction to mine deeper.

### PLANNING COMMISSION:

- Updates by Planning Commission Member/Chairman.

### SUBDIVISION/LAND DEVELOPMENT – ACTION ITEMS

- Amos Stoltzfus – Breeo- Vintage Business Park – Lots 11-13 and 19-20: Request for extension of time to December 31, 2025.
- Christopher Falencki, McCarthy Engineering Associates, Inc. – Elmer S. King – 3231 Lincoln Highway E. – Final Plan:
  - Request for Waiver of SALDO Section 305.1 – Preliminary Plan.\*
  - Request for Waiver of SALDO Sections 403.7.B & C, 408.1 and 408.2 – Sewer and Water Feasibility Reports. \*
  - Request for Waiver of SALDO Section 405.2.M. – Architectural Elevations. \*
  - Request for Waiver of SALDO Section 602.5.A. – Reconstruction of Rock Ridge Road to the centerline of the street. \*

**\*Action Item**

- Request for Waiver of SALDO Sections 602.5.E. and 602.7.A. – Provide additional Right-of-Way along Rock Ridge Road to meet the minimum 50’ right-of-way width requirements. \*
  - Request for Waiver of SALDO Section 602.10.F – Request to provide 5 foot radius instead of 35 foot radius at access drive where it intersects Rock Ridge Road. \*
  - Request for Deferral of SALDO Sections 602.11 and 602.12 – Curbing and Sidewalks. \*
  - Request for Waiver of SALDO Section 603 – Minimum Width of Access Drive (16 feet rather than the required 24 feet). \*
  - Request for Waiver of SALDO Section 609.2 – Landscape Barrier. \*
  - Request for Waiver of SALDO Sections 609.5 & 609.6 – Street Trees. \*
  - Request for Waiver of Stormwater Management Ordinance Section 506.1.B.2 – Storm water runoff volume control. \*
  - Request for conditional plan approval. \*
- Roger A. Fry, Fry Surveying, Inc. – Leaman Place Land Holdings – 7 Township Drive – Preliminary/Final Land Development Plan.
    - Request for modification of SWMO Section 506.1.B.3.b to allow for a loading ratio of 4.5 to 1 instead of 3 to 1. \*
    - Request for waiver from SALDO Sections 403.7.B and 409.1 – Water Feasibility Report. \*
    - Request for waiver from SALDO Sections 403.7.C and 409.3 – Traffic Impact Study. \*
    - Request for waiver from SALDO Sections 602.11 and 602.12 – Curbing & Sidewalks. \*
    - Request for waiver from SALDO Section 602.5.A.1 – Reconstruction of Existing Streets. \*
    - Request for waiver from SALDO Section 602.13 – Street Lighting. \*
    - Request for waiver from SALDO Section 603.2 – Access Drive Lighting. \*
    - Request for waiver from SALDO Section 605.H – Parking lighting and General Site Lighting. \*
    - Request for conditional plan approval. \*
- Roger A. Fry, Fry Surveying, Inc. – Joseph W. Phipps – 263 S. Belmont Road - Subdivision and Lot Add-on Plan.
    - Request for waiver from SALDO Sections 403.7.E & 408.4 – Wetlands Study. \*
    - Request for waiver from SALDO Section 602.14.C – Permanent Cul-de-Sac Streets. \*
    - Request for conditional approval of plans. \*
- M Land Develop LLC – Vintage Business Park – Lot 18: Request for approval of reduction of Letter of Credit from \$354,397.45 to \$45,702.74.\*

**TOWNSHIP REPORTS**

**TOWNSHIP MANAGER**

- Updates/Report by Township Manager, Karen Farra.

**ROADMASTER:**

- Updates/Report by Roadmaster, Blaine Stoltzfus.

**\*Action Item**

- Request for approval to pay for Adryan Yothers to attend CNS Driver Training Center in order to obtain an upgrade to a Class A CDL. Total cost for the course is \$3,780. This includes the \$80 fee for a DOT physical and medical card required in order to take this course.\*

**EMERGENCY SERVICES**

- January 2025 Emergency Services Report.

**ZONING HEARING BOARD:**

- January 2025 Report by Zoning Officer, Walter Hockensmith.

**PARK & RECREATION COMMISSION:**

- Updates by Park Foundation Chairman, Michael Hartmann.
- Request for approval of quote in the amount of \$1,075.00 to replace light fixtures in the Pavilion 1 storage area.\*

**SEWER AUTHORITY & SEO:**

- Updates/Report by Sewer Authority Chairman, Bryan Stoltzfus.
- Review/Approve Resolution and Promissory Note for bridge loan from the Township to the Sewer Authority.\*
- Appoint Kaitlyn Jones as Sewer Authority Secretary/Treasurer.\*
- Appoint Brian Groff to the Sewer Authority Board for a corrected term of 5 years (2025 through 2027) instead of the 3 year term he was previously appointed to on January 6, 2025.\*

**OLD/NEW BUSINESS:**

- Adopt resolution entitled “Action by Government Entity” for restatement of the Township’s Qualified Retirement Plan.\*
- Appoint Karen E. Farra as Township Manager.\*
- Approve use of the lower gravel parking lot by the Girl Scouts on March 8, 2025 to conduct Girl Scout Cookie Booth sales.\*

**ANNOUNCEMENTS:**

**ADJOURN\***

**\*Action Item**