

**HAMILTON TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
December 2, 2024**

CALL TO ORDER: The meeting was called to order at 7:00 PM by Ronald L. Weidner. In attendance were Supervisors Ronald L. Weidner, Jeremy P. Smith, and Ryan M. Groft. Also present was Secretary/Treasurer Megan Carper. Not present were Chad Clabaugh, P.E., from C.S. Davidson and Solicitor Melissa Kelso.

APPROVAL OF AGENDA PER ACT 65: Ronald L. Weidner provided the agenda to the Board of Supervisors. *Jeremy P. Smith made a motion to approve the agenda as written. The motion was seconded by Ryan M. Groft. **The motion was unanimously approved.***

APPROVAL OF MINUTES: Minutes of the regularly scheduled meeting on November 4, 2024, were presented. *Ronald L. Weidner made a motion to approve the minutes of the November 4, 2024, regularly scheduled meeting as written. The motion was seconded by Jeremy P. Smith. **The motion was unanimously approved.***

PUBLIC COMMENTS: No public comments were made at this time. Ronald L. Weidner announced that public comments would be welcomed after each agenda item.

OLD BUSINESS:

There are no items for discussion at this time.

NEW BUSINESS:

1. **Adoption of the 2025 Budget:** The proposed 2025 budget was presented. *Jeremy P. Smith made a motion to approve the 2025 budget. The motion was seconded by Ronald L. Weidner. The motion was unanimously approved.*
2. **Approval of the 2025 Meeting Schedule and Authorization to Advertise:** The meeting schedule for 2025 was reviewed. *Ronald L. Weidner made a motion to approve the 2025 meeting schedule and authorize its advertisement. The motion was seconded by Jeremy P. Smith. The motion was unanimously approved.*
3. **Authorization to Advertise for Propane Bids for 2025:** The board authorized the advertisement for propane bids for 2025. *Ronald L. Weidner made a motion to authorize advertisement for propane bids for 2025. The motion was seconded by Jeremy P. Smith. The motion was unanimously approved.*
4. **Resolution 2024-27 Reinvestment of CD General Funds:** The board approved the reinvestment of three CDs into one for a better interest rate of 2.20% over 12 months. *Jeremy P. Smith made a motion to adopt Resolution 2024-27, which approves the reinvestment of three CDs into one CD with an interest rate of 2.20% for a 12-month term. The motion was seconded by Ryan M. Groft. The motion was unanimously approved.*
5. **Resolution 2024-28 Retention and Disposition of Tax Collector Records:** A resolution to authorize the retention and disposition of tax collector records was presented. *Jeremy P. Smith made a motion to adopt Resolution 2024-28, authorizing the retention and disposition of tax collector records in accordance with township guidelines. The motion was seconded by Ronald L. Weidner. The motion was unanimously approved.*
6. **State Police Report:** The monthly report is available on the Township's bulletin board.
7. **Northeast Adams Co. No. 32 FIRE Report:** The monthly report is available on the Township's bulletin board.
8. **United Hook & Ladder Co. No. 33 Report:** The monthly report is available on the Township's bulletin board.
9. **Adams Regional EMS Report:** The monthly report is available on the Township's bulletin board.
10. **NOBPA, LLC Upcoming Zoning Hearing:** The next zoning hearing for NOBPA, LLC is scheduled for Tuesday, December 10, 2024, at 6:00 PM at the United Hook and Ladder Building, New Oxford, PA. This hearing continues the session held on November 7, 2024.
 - Ellen Ryan: Spoke extensively about the potential environmental impact of the NOBPA, LLC project. She emphasized the critical importance of preserving local ecosystems, including the protection of native wildlife habitats and maintaining the natural balance of the area. Ellen raised specific concerns about the effects of increased runoff and potential water pollution, noting that the project could compromise the quality of nearby streams and aquifers. She also highlighted the broader implications of deforestation and habitat loss, cautioning that such changes could have a lasting impact on the community's natural resources and scenic beauty. Ellen urged the Supervisors to prioritize sustainable development practices and ensure that environmental assessments are rigorously conducted and transparently shared with the public.

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- Jeff Seibert: Raised concerns about increased traffic from the NOBPA, LLC project, emphasizing potential strain on local infrastructure and safety risks, particularly in residential areas and near schools. He questioned whether the township had planned for the wear and tear on roads and suggested the need for thorough traffic studies and mitigation measures to address these issues before moving forward.
 - William Popovich: Voiced concerns about transparency in the zoning process, emphasizing the need for clear communication between the township, developers, and residents. He stressed the importance of holding the Zoning Hearing Board accountable to ensure decisions align with the community's best interests.
 - Ryan Fox: Focused on the accountability of the Zoning Hearing Board and their role in upholding ordinances. He suggested the township take a closer look at the potential long-term impacts of the project, including traffic, environmental factors, and community welfare, urging for a comprehensive review process.
 - The Supervisors acknowledged these concerns, thanking the residents for sharing their perspectives and for actively engaging in discussions to address community interests.
11. Township-Wide Burn Ban: Per the recommendation of Steve Rabine, Fire Chief, United Hook & Ladder Co. #33, the burn ban in Hamilton Township has been lifted, effective Nov 25th.
 12. Acknowledgment of Donations: New Hope Ministries and the SPCA extend their gratitude to the Township for this year's contributions.
 13. Holiday Office Closures: The Township Office will be closed on the following dates for the holiday season:
 - December 11, 2024
 - December 23-26, 2024
 - December 31, 2024 - January 1, 2025

Note: Zoning Officer hours will vary during this period. Please refer to the Township website for updates or changes.

PLANNING COMMISSION RECOMMENDATIONS FOR ACTION AND / OR STATUS REPORT OF ACTIVE PLANS:

There are no updates or recommendations from the Planning Commission currently.

COMMITTEES AND MEETING REPORTS:

1. East Berlin Area Community Center (EBACC): Ryan M. Graft shared updates from the November 25, 2024, board meeting, where the 2025 budget was approved, and officers were chosen. The Capital Campaign Committee launched the "Reaching for the Stars" initiative, focusing on community-driven fundraising. Upcoming events include the Christmas Bazaar on December 7, the Cookie Walk on December 10, and the Christmas Festival on December 13. The office and thrift shop will be closed from December 23-31. No meeting will be held in December.
2. Abbottstown Paradise Joint Sewer Authority (APJSA): Kevin Moul. No Report.
3. Emergency Management: Paul Minnich. No Report.
4. YATB Tax Board Reports: Jeremy reported that the next York Adams Tax Bureau meeting is scheduled for January 2025.
5. ACTCC Tax Board Reports: Jeremy reported on the November 6, 2024, meeting, during which officers and committee members for 2025 were appointed. The 2025 budget was approved with no increase, and the collection fee remained at 1.75%. The next meeting is scheduled for February 5, 2025.
6. Roadmaster's Report: Ronald L. Weidner provided an update, noting that the road crew has been tree trimming, winter equipment preparation, and addressing safety concerns on local roads.
7. East Berlin Area Joint Authority: Ronald noted ongoing discussions about infrastructure upgrades and the possibility of grant applications to support future projects.

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ENGINEER'S REPORT: Ronald L. Weidner reported on behalf of the engineer:

- Baublitz Stormwater Plan – Jacobs Mill Rd. (2997.3.01.12): Dec. 2024 – a revised plan, dated 11-18-2024 and provided a letter dated 11-27-2024 with 9 comments.
- Sheely Stormwater Plan – 95 Woods Rd. (2997.5.00.03): Dec. 2024 – a revised plan, dated 11-18-2024, was submitted and is under review.
- Benjamin Starr Lieb SWM Plan – Winding Lane (2997.5.00.05): Dec. 2024 – A revised plan was submitted with latest revision date of 11-26-2024. This plan is under review.
- Pembroke Pointe Stormwater Plan – 440 Gun Club Road (2997.5.00.06): Dec. 2024 – CSD responded to an inquiry regarding storm conveyance pipes under the proposed building. We are waiting for a revised plan.
- Pennwood Products Development (2997.3.16.13): Dec. 2024 – CSD completed review of the traffic impact study and will be providing comments in advance of the Dec. P.C. meeting. A revised land development and stormwater management plan was submitted. CSD will begin review of the LD and Storm plans once accepted for review by the P.C.
- New Oxford Logistics (2997.3.14.03): Dec. 2024 – CSD and the consultant from TRG attended the 11-7-2024 zoning hearing. The meeting concluded with an announcement that a decision will be announced on Dec. 10th.

SOLICITOR'S REPORT: Ronald L. Weidner reported on behalf of Solicitor Melissa Kelso. NOBPA, LLC: The Supervisors are fully informed of the strategy and facts regarding this matter. Proposed findings for the case are due on December 5, 2024. Significant time has been dedicated to reviewing the transcript and focusing on concerns relevant to the Township. Church Property Declaration of Taking: The subdivision plan for the Church property was pulled by a real estate paralegal, and a legal description for the new lot has been drafted. Ordinance Updates: The warehouse proposal has prompted discussions about potential modifications to the Township's Ordinance in the future,

ZONING OFFICER'S REPORT: PMCA— No report available at this time. Once received, monthly report will be available on township bulletin board.

MOTION TO PAY THE BILLS: General Fund. *Ronald L. Weidner made a motion to approve payment of the General Fund bills. The motion was seconded by Jeremy P. Smith. **The motion was unanimously approved.***

PUBLIC COMMENTS:

1. Ryan Fox raised additional questions and observations about township matters. He inquired about the principal amount of the recently approved CDs with a 2.20% interest rate. In response, Jeremy Smith highlighted the challenges and limitations townships face in securing competitive rates compared to those available to private citizens. Ryan also asked about the recent Requests for Proposals (RFPs) that were issued for professional services and noted that certain positions, such as the Zoning Hearing Board Solicitor and Zoning Officer, were not included. The Supervisors agreed to add those positions to the RFP list and thanked Mr. Fox for his questions and contributions to the discussion.

COMMENTS FROM THE BOARD OF SUPERVISORS:

Ronald L. Weidner: *"I hope you all had a good Thanksgiving. Hope you have a Merry Christmas and a happy New Year. We'll see you back here on the 6th of January, 6:30 is the reorganization meeting. And 7:00 is the regular supervisor meeting and see you all then."*

Jeremy P. Smith: *"I want to thank everybody for coming out. Nice crowd, good discussion. I wish everybody Merry Christmas. Happy New Year. And with this being our last meeting of the year, I want to thank Megan for all the work she's done in the office this year. Done a good job, first full year. I want to publicly thank Don for his work in the back and all the guys back there. Ron, for being the road superintendent. Ryan, you've done a good job your first year. You made it."*

Ryan M. Groft: *"Thanks everybody for coming out and hope to see you in January. Thanks for coming out. Merry Christmas. And we do appreciate the interaction"*

Approved 01/06/2025

MEETING SCHEDULE:

- Planning Commission, Tuesday, December 17, 2024 @ 7:00 p.m.
- Board of Supervisors Reorganization Meeting, Monday, January 6, 2025, @ 6:30 p.m.
- Board of Supervisors Meeting, Monday, January 6, 2025, @ 7:00 p.m.
- Auditors Reorganization Meeting, Tuesday, January 7, 2025, @ 7:00 p.m.

ADJOURNMENT: *Jeremy P. Smith made a motion to adjourn at 8:21 PM. The motion was seconded by Ronald L. Weidner. **The motion was unanimously approved.***

Minutes were recorded and transcribed by

Megan Carper

Secretary/Treasurer