The North Annville Township Board of Supervisors met at the Union Water Works Fire Hall at 7:30 p.m. on December 9, 2024 for the purpose of a regular monthly meeting. All members were present. Also present was: see attached attendance sheet in minute book.

Clyde Meyer, Chairman, called the meeting to order at 7:30 p.m. Aaron Miller, Vice-Chairman, made a motion to adopt the November 11, 2024 meeting minutes as presented in printed form. Clyde 2nd the motion, motion carried. Clyde then made a motion to adopt the November 11 Treasurer's Report as presented in printed form. Aaron 2nd the motion, motion carried. Adam Wolfe, Secretary-Treasurer, read all the bills for the month. Adam made a motion to pay all bills as read. Aaron 2nd the motion, motion carried.

For the Police Report, Cleona Borough Police Chief Farneski stated that the Cleona Police Dept.(P.D.) responded to 56 calls in North Annville Township during the month of November. Types of calls include six motor vehicle accidents, one well being check, a domestic issue and trespassing in Oliver Park. A traffic detail was conducted on Shanamantown Rd., resulting in the issuance of 10 tickets. The Chief continued by stating that the Cleona P.D. is hiring an additional part-time officer this month and will be hiring an additional full-time officer next year. A new police vehicle is on order and expected to arrive in March. The Chief concluded by stating that an addition to the police station is in the process of being constructed and the radar speed sign is currently out of service due to issues with not detecting vehicle speed.

Next, Alex Kauffman of Steckbeck Engineering & Surveying addressed the supervisors with regard to the Stephen Van Der Ploog property at 475 North Weaber St. Alex began by stating that a previous plan, to maintain the existing office building in North Annville Township and construct storage units in Annville Township, resulted in North Annville's deferment of the plan review to Annville Township earlier this year. Now, Mr. Van Der Ploog is considering the addition of more storage units on the northern part of the property, to involve the conversion of the existing building in North Annville to storage units. Of the eight acres which comprise the property, one acre with the 8,800 square foot existing building is located in North Annville's Agricultural Zoning District, while the remaining seven acres are located in Annville Township's Light Industrial Zoning District. The first option Alex presented for the construction of storage units in North Annville's Agricultural Zoning District is a text amendment to allow an extension of the storage unit use in Annville Township just for this particular property. Alex continued by stating that his firm previously worked with West Cornwall Township and Cornwall Borough on a similar approach for a project located in those two municipalities. Alex went on to say that additional zoning options include a zoning variance or a zoning map amendment. The portion of the property in North Annville Township could also be annexed to Annville Township, although Alex stated that the annexation option is unlikely to gain traction. After Alex stated that his client would prefer a text amendment or a zoning variance, Paul Bametzreider, Township Solicitor, stated that the cost of a text amendment would be borne by Mr. Van Der Ploog. Paul continued by stating that he has seen storage units as a permitted use in the agricultural zone of other townships and that the Zoning Hearing Board (ZHB) would be responsible for deciding whether or not to grant a zoning variance. Alex stated that he and his client are willing to work with North Annville Township if the Township decides to move forward with a text amendment, as there is a different type of text amendment which can be done for properties which lie in two different municipalities in order to not allow the land use in question as an outright permitted

land use. Alex went on to say that they would have to prove a hardship in order to be granted a variance by the ZHB and also stated that he is not looking for a decision from the supervisors on how to proceed this evening. Paul stated that the Township will look into the text amendment option; however, the developer will be responsible for paying the Township's costs. Alex stated that his client previously covered Annville Township's costs. Chanda Tshudy questioned whether or not the granting of this request for a text amendment would set a precedent for the Township having to grant everyone's requests for text amendments, to which Paul replied "not necessarily," as this is a unique situation involving the extension of a land use from another municipality. Brian Tshudy suggested that the granting of the request could create other problems. Paul recommended requesting that County Planning review the request and provide a recommendation(s). Alex stated that he and his client do not want to cause ramifications spanning the rest of the Township. Aaron Miller stated that the property would have to be made less non-conforming in order for the ZHB to grant a variance and Paul stated that they would have to follow the Zoning Ordinance. In response to Keith Blauch's question concerning how a business was previously allowed to operate on this property, Alex stated that the property has always been a non-conforming use property. Alex stated that his client also considered keeping the building as it is without a retrofit; however, a variance would still be required. In response to Alex's question concerning whether or not North Annville is open to the idea of a text amendment, Paul instructed Alex to send the proposed text amendment to the Planning Commission and the supervisors. Alex stated that there is no rush on his request, as he and his client are currently starting over on the land development plan process. Jim Hoffman, Sr. stated that his farm has 9.5 acres which lie in North Lebanon Township and the Kreider farm on North Mill St. also has land which lies in multiple municipalities. Brent Kaylor stated that the zoning of the Kreider farm is different in all three of the municipalities in which it lies. Aaron stated that storage units were initially not permitted in Annville Township's Light Industrial Zoning District; however, Annville Township modified the language in their Zoning Ordinance in order to allow storage units to be constructed. Aaron continued by expressing concern about potential "zoning creep" resulting from requesting that one municipality after another make similar or identical zoning changes. Alex stated that he will see if the text amendment could be contained to just the Van Der Ploog property and then proceed accordingly.

For the next item of business, Clyde stated that the properties located at 3143 Water Works Way and 1693 North State Route 934 have both come into compliance with the Nuisance Ordinance.

Next on the agenda, Clyde read the proposed year 2025 meeting dates. The Planning Commission will continue to meet on the first Monday of the month at the Union Water Works Fire Hall at 7:30 p.m., the exception being September, when the meeting will be held on the first Tuesday of the month. The supervisors will continue to meet on the second Monday of the month at the Union Water Works Fire Hall at 7:30 p.m. and will meet to reorganize on Monday January 6th at 7:30 p.m. at the Union Water Works Fire Hall. The auditors will meet to reorganize on Tuesday January 7th at 7:00 p.m. in the municipal office. Aaron made a motion to approve and advertise the meeting dates as read by Clyde. Clyde 2nd the motion, motion carried.

Next, Adam read the 2025 budget, which was the same as the preliminary budget, with the exception of the following: The addition of a $100,000.00 transfer from the general fund into

the fire service capital fund. Interest and ending balances for each of the two respective funds were then adjusted accordingly. See budget for further details. In response to Chanda Tshudy's question concerning the fire service capital funds, Adam stated that the funds remain in the Township's possession until such time that they are needed for the purchase of fire apparatus. Keith Blauch, Bellegrove Fire Co. Chief, stated that the new fire department intends to submit an apparatus replacement plan. Aaron stated that the supervisors are setting money aside for the purchase of replacement fire apparatus prior to the submission of an apparatus replacement plan by the new fire dept. In response to Chanda Tshudy's comments concerning the cost of fire apparatus, Keith stated that costs will never return to previous levels. Adam then answered Ben Bow's questions concerning the line maintenance line item in the public sewer fund portion of the budget. Adam made a motion to approve the year 2025 budget as presented. Clyde 2nd the motion, motion carried.

For the next item of business, Adam made a motion to approve the submitted list of volunteer firefighters who met the Act 172 Volunteer Firefighter Earned Income Tax Credit requirements for tax year 2024. Clyde 2nd the motion, motion carried.

For the Emergency Services Advisory Committee Report, Brion Smoker stated that the two fire companies are working well together, as they have been cross-training on equipment and will operate as one unit known as the North Annville Fire Company effective on January 1st. Brion continued by stating that the new fire company cannot use January 1st as a corporate effective date, and as a result, Paul stated that he has prepared a simple Agreement to provide for the fire cos. to jointly operate beginning January 1st. The Agreement, which requires the signatures of the supervisors as well as officers of the Bellegrove and Union Water Works Fire Cos., will allow the two fire cos. to operate as one even though they will not yet be officially merged. Aaron made a motion to approve the Agreement providing for joint operations of the Bellegrove and Union Water Works Fire Cos. to commence as of January 1, 2025. Clyde 2nd the motion, motion carried. In response to Julie Kaylor's question, Clyde stated that all three of the supervisors have read the Agreement; however, Jim Hoffman, Sr. stated that he has not yet read it.

For the Fire Company Report, Keith Blauch, Bellegrove Fire Co. (BFC) Chief, stated that the BFC responded to 25 incidents in November, for a yearly total of 200. November activities totaled 30, for a yearly total of 423. 532.38 man hours were logged in November, for a yearly total of 5729.34. Keith continued by stating that the county-wide burn ban has been lifted. No Union Water Works Fire Company business was presented.

For the Road Report, Clyde stated that the road banks were recently mowed and Martin Paving recently applied hot rubber sealant to cracks on multiple roads. Alpha Space Control resolved a reflectivity issue with recently-painted white lines by repainting the lines at no cost to the Township. Clyde continued by stating that Nolt Paving has proposed to resolve the issue with the milling work that was done on Clear Spring Road by not charging the Township for the milling work if the Township agrees to have them repave the area in question as per the paving option in the original proposal. The weather will determine whether the repaving work is done this fall or next spring. Chanda Tshudy suggested installing a grooved pavement sign on the approach to the section of milled pavement, to which Adam replied that such a sign is already in place.

For the Planning Commission (PC) Report, Aaron Miller stated that the PC discussed the zoning-related options for the Van Der Ploog proposed change of use at 475 North Weaber St. The PC also reviewed a proposed amendment to the Zoning Ordinance in order to provide for net-metering solar installations. The PC continues to work on revisions to the fence portion of the Zoning Ordinance and is requesting supervisor review and feedback.

For the Zoning Hearing Board (ZHB) Report, Jim Hoffman, Sr., Chairman, stated that the ZHB approved the Gehman request for special exception and the Hawbaker/Carrig request for variance.

Next, Clyde stated that the Annville Township Drop Off Center will be available to North Annville Township residents in the year 2025 at a cost of $350.00 per permit.

For public comment, Brent Kaylor questioned the amount of available park and recreation funding. Adam stated that there have not been many recent subdivisions to contribute to the fund; however, he will inquire with the Leb. Co. Planning Dept. in order to obtain the fund balance. In response to Tammy Blauch's question pertaining to a fire tax for the year 2026, Adam stated that the supervisors have until December 2025 to discuss and decide upon a fire tax for the year 2026. Aaron questioned Paul concerning the Township's ability to increase the fee for zoning hearings, to which Paul replied that Township's cannot include attorney's fees when setting the fee. Paul continued by stating that the $800 charged by North Annville Township is already at the high end of the spectrum when compared to the fee being levied by other townships. In response to Julie Kaylor's question concerning the factor for the high costs being incurred by the Township, Aaron stated that the legal fees are the driver of the high costs. Julie then suggested the possibility of negotiating with the Lebanon Co. Planning Dept. so that the Township would receive more than $400 of the $800 total fee, to which Paul replied that such a negotiation would be permissible. Jim Hoffman, Sr. suggested the possibility of searching for a new ZHB solicitor, to which Paul stated that the current solicitor is charging market rates and he would not suggest searching for a new ZHB solicitor.

There being no further business, Adam made a motion to adjourn the meeting at 8:35 p.m. Clyde 2nd the motion, motion carried.

Respectfully submitted,

Adam D. Wolfe

Adam D. Wolfe, Secretary

Treasurer's Report:

Balance in State Fund November 11, 2024		$743,017.26
Receipts: Fulton Bank (FB) GIC Interest	$4.63	
PLGIT Interest	14.03	
PLGIT Reserve Interest	2,790.66	$2,809.32
Balance after receipts:		$745,826.58
Disbursements: none		
Balance in State Fund December 9, 2024		$745,826.58

Balance in General Fund November 11, 2024		$951,209.26
Receipts: Recorder of Deeds	$4,615.80	
State Police Fines	688.82	
Cleona Borough	90.00	
FB GIC Interest	28.69	
PLGIT Interest	265.45	
PLGIT Reserve Interest	3,182.95	
Keystone Municipal Collections	20,016.56	$28,888.27
Balance after receipts:		$980,097.53
Disbursements:		
CK#: 6442 Pennsylvania American Water	$45.72	
6443 Leffler Energy	822.10	
6444 Leffler Energy	285.88	
6445 State Workers Insurance Fund	945.00	
6446 Maguire's Ford	1,278.50	
6447 Bowman's Insurance Agency	1,272.00	
6448 Agriteer	146.37	
6449 Borough of Cleona	7,719.45	
6450 Barley Snyder LLP	4,608.50	
6451 Henry & Beaver	1,060.00	
6452 Miller & Bixler Auto Parts	51.90	
6453 Stratix Systems	53.83	
6454 Pennsy Supply	766.19	
6455 Alpha Space Control Co., Inc.	15,812.73	
6456 Calvin Hostetter	1,105.83	
6457 Clyde Meyer	43.93	
6458 Aaron Miller	43.93	
6459 Adam Wolfe	1,370.47	
EFT Comcast Cable	140.53	
EFT Met-Ed	63.37	
EFT Deluxe Financial Services	1,077.59	
EFT IRS	662.89	$39,376.71
Balance in General Fund December 9, 2024		$940,720.82

Balance in Public Sewer Fund November 11, 2024		$34,012.07
Receipts: none		
Disbursements:		
CK#: 206 Annville Township Authority	$1,541.93	$1,541.93
Balance in Public Sewer Fund December 9, 2024		$32,470.14

Summary:

State Fund	$745,826.58
General Fund	940,720.82
Escrow Acct.	3,448.80
Public Sewer Fund	32,470.14
Total all Funds:	$1,722,466.34

Respectfully submitted,

Adam D. Wolfe

Adam D. Wolfe, Treasurer