

**LOWER ALLEN TOWNSHIP
BOARD OF COMMISSIONERS**

REGULAR MEETING

September 11, 2023 6:00 PM

AGENDA

1. Call to Order by President Villone. Proof of Publication.

2. Prayer and Pledge of Allegiance.

3. Approval of Meeting Minutes: August 28th Regular Meeting

4. Audience Participation: Any item on the agenda.

5. CONSENT AGENDA

Any Commissioner, staff member, or anyone in attendance who would like to have an item on the Consent Agenda removed for further discussion can request so now. Is there a request for the removal of an item(s) on the Consent Agenda?

Accept motion to approve the items on the Consent Agenda, which are listed as follows:

- a. The Check Register of September 8, 2023 in the amount of \$123,578.08.
- b. Resolution 2023-R-36 to dispose of specific documents in accordance with the PA Municipal Records Manual.

6. PRESIDENT VILLONE

- a. Accept a motion to approve an agreement between AndCo Consulting, LLC and Lower Allen Township to provide investment performance monitoring and advisory services for the Township's Defined Benefit Pension Plans.
- b. Accept a motion to approve agreements between PNC Bank and Lower Allen Township to provide custody services for the Township's Defined Benefit Pension Plans.
- c. Accept a motion to adopt Resolution 2023-R-37, a resolution of the Commissioners of Lower Allen Township, Cumberland County, Pennsylvania, approving National Public Pension Fund Association (NPPFA) as custodian of the Township's Defined Contribution Pension Plan.

7. Any business pertinent to the Township. Discussions will be limited to ten (10) minutes per person.

8. PUBLIC WORKS DIRECTOR

- a. Discussion and possible action: 2023 BMP Basin Retrofit Project bid results.
- b. Discussion: Easement Agreement between Highpoint Neighborhood Association, Arcona Master Association, Inc, and Lower Allen Township for declaration of the landscape island located on Market House Lane as a controlled facility and assumption of maintenance of the island by the Arcona Master Association.

9. PUBLIC SAFETY

- a. Discussion: Recommendation to appointment Tom Rigling, part-time PSO, as the Township's first Training and Volunteer Coordinator (TVC), the full-time position created to assist the Public Safety Department with onboarding, training, mentoring, and the support of all career and volunteer fire members.
- b. Discussion and possible action: Request to activate the Civil Service Commission.

10. COMMUNITY AND ECONOMIC DEVELOPMENT

- a. Discussion: Subdivision and Land Development Plan for Kindt Properties.

1) Action:

- a) Approve waiver of Section 192-57.C.9 requiring sidewalks along adjacent streets.
- b) Approve waiver of Section 182-57.C.8 requiring curbing along adjacent streets.
- c) Approve waiver of Section 192-57.C.1 requiring the widening of adjacent streets to provide additional right- of-way and cartway.
- d) Approve waiver of Section 192-58.C requiring Street Trees to be planted.
- e) Approve waiver of Section 192-61 requiring utility connections for individual buildings.

2) Action: Approve Land Development Plan for Kindt Properties with the following conditions:

- a) All existing non-conformities on the property are documented with the proper ordinances referenced.
- b) Financial Security and Developers agreement is provided.
- c) Approval for earthmoving is given by Cumberland County Conservation District.
- d) A stormwater operation and maintenance plan and agreement is provided.
- e) Post-construction maintenance and monitoring inspection agreement has been provided.
- f) All remaining comments listed in Rettew's letter dated April 19, 2023.

b. Discussion: Tommy Car Wash Subdivision and Land Development Plan.

1) Action:

- a) Approve waiver from Section 192-30A Submission of a Preliminary Plan.
- b) Approve waiver from Section 192-58E.10 requiring parking lot planting islands to collect stormwater.
- c) Approve waiver from Section 192-59C.2 requiring parking spaces located next to parking lot island to be larger.
- d) Approve deferment of Section 192-63C.2 Sidewalk Construction for section noted on plan only.

2) Action: Approve the Subdivision and Land Development Plan for Tommy Carwash with the following conditions:

- a) A Highway Occupancy Permit (HOP) is obtained from PennDOT.
- b) The plans are signed and sealed.
- c) The Financial Security and Agreement are provided.
- d) A Cross-Access and Parking Easement Agreement is executed and recorded prior to or with the plan recording.
- e) A Stormwater Maintenance and Monitoring Agreement is provided.
- f) The NPDES permit is amended.

c. Action: Accept a sixty (60) day extension for the Final Subdivision and Land Development Plan for Cedar Run Business Park.

11. MANAGER

a. Discussion: Bid results for 2024-2026 Refuse/Recycling Contract.

b. Discussion and Possible Action: Selecting the level of refuse collection service between: (1) Unlimited Refuse or (2) Mandatory Toter Use (limited to a 96-gallon wheeled tote only, no loose trash/bags); and with option (2), whether to allow the Low Flow Refuse Option (a reduced fee for converting to a 35-gallon wheeled tote).

12. COMMISSIONERS REPORTS

13. EXECUTIVE SESSION

a. Solicitor's fee for 2024

b. Ogundere v. Lower Allen Township settlement

14. Adjourn.