

Chairman Rick Kochel called to order the Earl Township Board of Supervisors meeting, held on **Thursday October 15, 2020**, at 7:00 a.m. The following were present: Supervisors Rick Kochel, Ray Martin and Tom Plitt and Lee Zimmerman, Road Master.

John Pogue, Landvision LLC., and Rueben King, Scenic Ridge Construction, presented the Colonial Road Woodworks, 171 Commerce Dr, NH, Land Development Plan and requesting the following:

- a. Waiver request of SALDO Section 303.B & 303.C – Preliminary Plan requirement. Tom made a **motion to grant waiving the Preliminary Plan submission requirement**, Ray seconded and all voted yes.
- b. Waiver request of SALDO Section 403.C.5 – Plan information within 200’ requirement. Rick made a **motion to grant waiving the requirement to provide information within 200’ of the subject site**, Ray seconded and all voted yes.
- c. Waiver request of SALDO Section 611 – Emergency Access requirement. Tom made a **motion to grant conditional approval to modify the Emergency Access, contingent upon the review comments of the Township’s Engineer and Emergency provider of Earl Township**. Ray seconded the motion and all voted yes.
- d. Waiver request of SALDO Section 612.A – Lighting requirement. Ray made a **motion to grant conditional approval of the modified Lighting, contingent upon the review comments of the Township’s Engineer**. Tom seconded the motion and all voted yes.
- e. Waiver request of SWMO Section 302.A92)c – Loading Ratio requirement. Ray made a **motion to grant the modification to the Loading Ratio requirement**, Rick seconded and all voted yes.
- f. Conditional approval of the Pre/Final Land Development Plan. Tom made a **motion to grant conditional approval of the Preliminary/Final Land Development Plan, contingent upon the review comments of the Township’s Engineer and the L.C.P.C.** Ray seconded the motion and all voted yes.

Lee reported that he met with the Dunkin Donuts Developer and Tom Matteson, Diehm & Sons regarding the proposed Dunkin Donuts in the parking lot of the New Holland Shopping Center, 635 West Main Street to review the traffic plan. Lee reported that the traffic study showed that a left turn land on the State Road 23 (SR23) will be required. The Developer stated that they cannot afford to make the turn lane improvements. After a discussion, the Supervisors agreed that the turn lane improvements will need to be completed on SR23 for the proposed Dunkin Donuts.

Rick made a **motion to renew the medical insurance Highmark Premier Balance PPO 1500 Plan for the December 1, 2020 through November 30, 2021 term at the estimated annual cost of One Hundred Thirty Thousand Three Hundred Thirty Nine Dollars (\$130,339.00)**. Ray seconded the motion and all voted yes.

Brenda was directed to send a letter to the property owners that border the Tri-S Management, 568 Hollander Road water and sewer extension and inquire if they are interested in connecting to the public services.

Lee is proposing that Tri-S Management, 568 Hollander Road make an in-kind contribution to the Township instead of constructing the final paving of Hollander Road. The road department would then handle the final top-coat paving.

Meeting adjourned at 8:05 a.m.
Respectfully submitted,
Brenda S Becker, Secretary