

LOWER WINDSOR TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 10, 2025
6:30 PM

The Lower Windsor Township Board of Supervisors held their regular meeting at the Township Community Building at 2425 Craley Road, Wrightsville PA. The meeting was called to order by Chairman Yakubowski at 6:30 p.m. with a pledge to the flag. Also present at the meeting were Supervisors Phil Rohrbaugh and Barry Strayer; Township Manager Sande Cunningham; Secretary-Treasurer Linda Zimmerman; Solicitor Andrew Herrold; Engineer John Affriol; Zoning Officer Monica Love; and Chief Thomas. Patrons in attendance: 11

Chairman Yakubowski announced an executive session was held before the meeting regarding personnel matters.

PUBLIC COMMENTS:

1. JOHN BOWSER – Mr. Bowser inquired on the EPA 5 yr report on the superfund site at Modern Landfill. Supervisor Rohrbaugh explained he and Ms. Cunningham met with Nick Adams, GM of Modern Landfill, to discuss some issues regarding the need for increased communication between the landfill and township officials, support of public water to properties on Gun Club Road and providing a notice of well monitoring results on site. Supervisor Rohrbaugh also mentioned that there were rumors that the landfill may extend into Windsor Township. Mr. Bowser also noted if they remove the caps there would be an increase in leachate that could be released into the creek. Supervisor Rohrbaugh recommended speaking to Nick Adams for additional answers. Supervisor Rohrbaugh noted that the EPA report will be posted to the Township website and Savvy Citizen.
2. KAREN ROYER – Noted that she attended an operations meeting at Eastern York School District, and they intend to increase property taxes by 4 mils.

APPROVAL OF MINUTES – MARCH 13, 2025: Motion by Supervisor Yakubowski, seconded by Supervisor Rohrbaugh to approve the March 13, 2025, minutes as presented, motion carried.

REPORTS

1. POLICE – Chief Thomas submitted his report.
 - a. Held Coffee with a Cop on April 4th.
 - b. New Police Officer Colin Snyder started on March 31, 2025.
 - c. Purchased external vests for all officers at a discount.
 - d. SRO vehicle: Staff is requesting that the vehicle be kept for the Township Administrative staff since their current vehicle has issues with the heat and a/c and other minor issues. Motion by Supervisor Rohrbaugh, seconded by Supervisor Strayer to keep the SRO vehicle for administrative staff and donate the Jeep to East Prospect Fire Co., motion carried.
2. MANAGER: Ms. Cunningham submitted her report.
 - a. Spring Clean-Up is April 14-18 Monday - Friday. The Landfill is closed on Saturday.
 - b. The Recreation Authority agreed to allow pickleball lines since they did not receive any negative feedback from the youth basketball league. Motion by Supervisor Rohrbaugh, seconded by Chairman Yakubowski to approve the painting of the pickleball lines on the gym floor. EYRA will work to schedule the line painting around any events in the gym.
3. SOLICITOR: Atty. Herrold submitted his report.
 - a. Noted a Federal Judge has ruled that the operations of Modern Landfill violated the Clean Water Act 419 times between July 2019 and April 2023.
4. ENGINEER: Mr. Affriol submitted his report.
 - a. Mr. Affriol introduced Mike Fleming from LTAP. Mr. Fleming discussed the LTAP program offerings which include assistance with effective and efficient maintenance procedures, safety practices and infrastructure management.
5. HIGHWAY: Mr. Miller submitted his report.
6. BUILDING MAINTENANCE: Mr. Zimmerman submitted his report.

7. EMERGENCY SERVICES: Reports were provided by Craley Fire Co., East Prospect Fire Co., CVAC/LifeTeam, Red Lion Ambulance Association, SAFER and EMA.
8. RECREATION AUTHORITY: Ms. Cirilo provided a report for the Board.
 - a. Supervisor Rohrbaugh noted that the Authority is reviewing the benefits of a Games of Chance License.

ZONING

1. ORDINANCE 2025-01 – SHORT TERM RENTALS – CONSIDERATION AND ADOPTION: The ordinance was advertised and is ready for adoption. Motion by Supervisor Rohrbaugh, seconded by Chairman Yakubowski to adopt the Short-Term Rental Ordinance 2025-01, motion carried. Ms. Love noted the next step would be to set fees by resolution.
2. PLANNING MODULE RESOLUTION 2025-10 – 1925 CRALEY ROAD: This is for a failed septic system where the lot is too small and near a stream for a replacement system, so a small flow treatment facility will need to be utilized. Our SEO approved the design. Motion by Supervisor Rohrbaugh, seconded by Chairman Yakubowski to approve the planning module for 1925 Craley Rd., motion carried.
3. Zoning Revision Update: Ms. Love asked for approval to have CS Davidson rewrite the Conservation by Design section of the Zoning Ordinance. The Board agreed to have C S Davidson perform the work.

OLD BUSINESS: None

NEW BUSINESS:

1. AWARD ROAD BIDS: Ms. Cunningham noted the bids were opened on April 7, 2025, at 1:00 pm. Ms. Cunningham provided the results of the material bids as follows:
 - a. ROAD OIL:
 - i. Midland Asphalt - \$3.15/gal for a total of \$117,589.50.
 - b. AGGREGATE:
 - i. Kinsley Materials:
 1. 935 ton - 8 washed stone FOB plant \$15,895.00 - \$23,375 FOB job site
 2. 1500 ton - 2A stone \$2,750 FOB plant - \$24,750 FOB job site
 3. 500 ton - 12" rock \$9,000 FOB plant - \$13,000 FOB job site
 - ii. York Building Products:
 1. 100 tons 24" rock \$2,100 FOB Plant - \$3,335 FOB job site
 2. 100 tons – Aashto #1 \$1,395 FOB plant - \$2,280 FOB job site
 3. 2000 tons AS3 anti-skid \$34,500 FOB plant - \$49,400 job site
 - c. BITUMINOUS:
 - i. York Materials: 9.5 mm \$74.85/ton \$372,753 FOB plant and 19mm 67.85/ton \$6,785 FOB plant
 - ii. – Highway Materials – CoStars – 9.5mm 78.95/ton \$393,171 FOB Plant and 19mm \$70.40/ton \$7,040.00 FOB plant.

Discussion about the bituminous bid on the cost difference noting the travel time and distance to the low bidder plant will cost the township more than the cost difference. Motion by Supervisor Yakubowski, seconded by Supervisor Rohrbaugh to reject the York Materials bid for Bituminous and award the material bids as provided above by Ms. Cunningham, motion carried.

 1. APPROVAL OF BILLS: Motion by Supervisor Rohrbaugh, seconded by Supervisor Strayer to approve the bills as listed in the amount of \$105,596.58, motion carried.
 2. OTHER PERTINENT BUSINESS: None

Meeting adjourned at 7:36 pm

Respectfully submitted.

Linda J. Zimmerman,
Secretary