

Liberty Township Board of Supervisors, Adams County, PA
39 Topper Road, Fairfield, PA 17320

May 19, 2022, Subdivision/Lot Addition Process Meeting Minutes

The Board of Supervisors of Liberty Township, Adams County held a public meeting on Thursday, May 19, 2022, at 7 PM, at the Township Municipal Building located at 39 Topper Road, Fairfield, PA 17320.

Present: Chairman Walter Barlow, Supervisor Brandon Lowe by telephone, Planning Commission Chair Judie Hogan, Township Engineer Dominic Picarelli, and Adams County Principal Planner Rob Thaeler.

Not Present: Supervisor Robert Keilholtz

At 7 PM Mr. Barlow called the meeting to order.

Subdivision/Lot Addition Process Discussion: Mr. Barlow explained some of the issues that were causing confusion including existing properties that are made up of several tracts of land versus lot additions obtained from an adjoiner through subdivision and lot addition plan approval process. Mr. Thaeler stated the current lot addition plan requirements and practices for Liberty Township. The group discussed multiple recent examples of issues arising from properties with deed language inconsistent with the approved plan. The current Subdivision and Land Development Ordinance and the proposed amendments to Section 202 and Section 308 were also discussed. Mr. Thaeler provided a list of excerpts from ordinances of thirteen other area municipalities with lot addition language similar to Liberty Township's existing and proposed language. The lot addition language was presented for Abbottstown Borough, Berwick Township, Butler Township, Conewago Township, Cumberland Township, Franklin Township, Hamiltonban Township, Hamilton Township, Huntington Township, Mt. Joy Township, Mt. Pleasant Township, Oxford Township, and Straban Township.

Mr. Picarelli gave a history describing the rationale and recommendation from a previous Liberty Township Solicitor that added notes on lot addition plans to restrict sale of the lots without further subdivision plan approval.

Mr. Barlow asked Mr. Lowe if he had any comments. Mr. Lowe indicated that he did not have any comments to add to what had already been covered.

Planning Commission Chair Judie Hogan proposed adding a requirement to require the applicant to provide proof of recording of the new deed within 90 days of final plan approval. Mr. Barlow referred to the language from Mount Pleasant Township's ordinance. Mr. Thaeler responded that the ACOPD could consider including recommending proof of deed recording as part of their review letter for the Codification Ordinance.

It was determined that the Board of Supervisor had already voted in favor of proposing the requirement of the deed language, and that the purpose of the meeting was to provide clarification of current and proposed practices for Lot Additions and that any proposed changes requiring a vote would be part of the upcoming Codification Ordinance hearing to be held on June 7.

Public Comments – none.

At 7:37 PM With no further comments, **Mr. Barlow made a motion to adjourn the meeting. Mr. Lowe seconded the motion. All voted yes, and the motion passed.** The next monthly Board of Supervisors meeting is scheduled for Tuesday, June 7, 2022, at 6 PM at the Township Municipal Building.

Respectfully submitted,



By Wendy Peck, Secretary/Treasurer