

MINUTES  
New Holland Borough Council  
December 3, 2024

New Holland Borough Council met in regular session on Tuesday, December 3, 2024 at 7 p.m. in Borough Hall. All members were present: President Patrick K. Morgan, Vice-President Michael H. Kurtz, Bryant J. Glick, William Clisham, Harry M. Klinger, D. Michael Ireland and John S. Taylor. Also present were Manager/Secretary J. Richard Fulcher, Mayor M. Timothy Bender, Solicitor Bradford J. Harris and Police Chief William Leighty. Others in attendance included representatives of CNH Industrial, attorney Claudia Shank of McNees Wallace and Nurick, LLC, Aimee Culbert, Brand Marketing Manager of CNH, Mark Cooper, Facility Engineer of CNH and David Miller, planning consultant for CNH; residents Barb Hummel, Dennis Summers, Doris Summers and William Kassinger as well as Borough water consultant Jeff Bologa of Becker Engineering, Pat Deibler on behalf of the Eastern Lancaster County Library, Ron Simmons of Leola and reporter Megan Glockley.

President Morgan opened the meeting, asking for action on the Minutes of the prior meeting.

Harry Klinger made the motion that the Minutes of Council's meeting of November 5, 2024 be approved as distributed. This was seconded by Bryant Glick and passed.

Bill Clisham made the motion that the monthly Financial Report be accepted and the bills paid as prepared. This was seconded by Mike Ireland and passed.

President Morgan then opened the Public Hearing session for the re-zoning request of CNH Industrial America. He noted representatives of CNH are present this evening and have a presentation for Council and those others present.

Attorney Shank presented a five-section handout to Council, the Mayor and those others requesting a copy. She then reviewed the information explaining that the area being discussed is identified in four quadrants but the area north of the railroad tracks is the area under consideration for rezoning. On the northwest quadrant the section currently zoned M under the Borough's Zoning Ordinance would be changed to the C-2 district; and in the northeast quadrant east of Delp Road would change from its existing R-1 district to the C-2 district. Two elements related to the rezoning are that CNH has agreed to provide an additional 30 feet to

the west and south property lines to the immediately adjoining property to the east, 582 East Main Street, owned by Michael and Bonita Stone. The second item is to more clearly identify in the Zoning Ordinance that a Business Visitor Center be identified as an allowed use in the Borough's C-2 zoning district. She also noted that pages four and five show a draft architectural drawing of the interior and exterior of the planned Business Visitor Center.

Planning consultant for CNH, David Miller, then reviewed some of the structure and general landscaping concepts for the planned Business Visitor Center. The new structure is planned to be approximately 15,165 square feet, with an outdoor equipment display area on the north of approximately 8,200 square feet. The planned related parking area is to be to the east, a little more towards the south, of the new Center. He noted that should there ever be a need for some reason, additional parking spaces are available at the building to the west of Delp Road.

Council member Taylor inquired if the plan will meet current stormwater requirements.

Mr. Miller stated yes that is part of the Borough's Building Permit review and approval process. The Company has already had preliminary discussions with the power company PPL, which has a right-of-way across a section of the area under review, only as a potential additional area in which to possibly assist with stormwater regulations.

Member Clisham inquired if the other two adjoining neighbors to the east have seen any of the sketch plans.

Mr. Miller replied no, things are only preliminary for the rezoning discussion and have only so far involved the area and the property to the immediate east, the Stones' property. The Stones want to be sure any trees planted are not of a deciduous type; the type that shed a large volume of leaves in the fall. The screening will also be behind the other affected neighbors as well.

Member Kurtz inquired if the Company was willing to communicate with the other two affected neighbors to the east.

Mr. Miller stated they would plan to do that.

Member Klinger stated to be clear, has anyone representing CNH contacted the additional two property owners to the east of the Stones up to this point.

Manager Fulcher noted that those folks were present this evening.

Borough Planning Commission Chairman Kassinger stated that was also discussed at the initial discussion with the rezoning review.

Attorney Shank noted she is not aware this was done by anyone from the Company.

Aimee Culbert, CNH Brand Marketing Manager, spoke next. She stated the project is to help focus on the history of their product and become a more visible local element in the county's agricultural background as well as become a part of the agri-tourist industry to assist the local community. She feels really good and excited about the preliminary design proposed for the Center; particularly the image of a traditional historic barn style. She feels it will be an attractive and welcoming place for dealers, customers, local and regional visitors when it is open.

Mayor Bender inquired if there is to be space planned for possible offices or similar use in the two-story Center; and are there any current plans for any full-time hours for the general public.

Ms. Culbert replied that as planned, the structure will mostly be open mezzanine type for the second level but it will be designed to permit future modification for enclosed spaces. The tours as they are conducted now are normally Tuesdays and Thursdays, at 11 a.m. or 4 p.m. These are usually in small groups of 30 or less. They currently use a make-shift area as a center location. From her recent review, tours were provided to around 954 visitors in 2024. She is involved with the history of the company and the area. She is a Board member of the New Holland Area Historical Area. There is no plan currently for set times it is to be open to the public.

Following conclusion of the information presentation by CNH representatives, President Morgan asked for any public comment or questions.

Barbara Hummel stated she lives at 576 East Main Street, the last property immediately north of the CNH property. She first feels the requested change should have been better communicated with her and the others by CNH. She estimates her garage is only about 100 feet from the CNH property line and she thinks that could be an easy access point to her home. She wondered if there was a traffic study needed for this project and what is the screenings and plantings plan to look like. She is aware the Company communicated with the Stones.

Consultant Miller stated there is no landscaping plan developed yet but it will probably involve a combination of different things including a variety of trees and shrubbery.

Aimee Culbert stated they have not proceeded with further design phases as they are waiting for the initial re-zoning process to proceed further.

Doris Summers of 578 West Main Street, which is the house immediately between the Stones and Barbara Hummel's stated kids played soccer and other sports over the years in the current open space behind their yard. They have lived there for 37 years. They did not realize how close their property line was to CNH's. Their garden patio appears only about six inches away from it. She asked if there were no other locations on CNH property where the Visitor Center could be located.

Aimee Culbert responded by noting that the West Main Street/Route 23 location is the point where a person's first impression of CNH is provided. There is no other location on the property that would serve the same purpose for this or is set up for this.

Doris Summers noted she shares the same interests with Barbara Hummel, with concerns such as how close will things be and what will the screenings plan look like and will the nearby walking path remain.

Mr. Miller replied that it is not impacted. He believes her existing garden would not cause a problem with this plan.

Member Klinger inquired if CNH could consider extending an additional 30-foot buffer along the north sides of the Summers and Hummel properties.

Attorney Shank replied it is something they could look at but there were other issues with the Stones that involved a litigation process to resolve.

Mayor Bender stated he is also concerned that CNH would work to address and accommodate the concerns of the Summers and Hummels as much as possible.

Attorney Shank stated she felt the Company will work with these folks and try to address their concerns as much as reasonable.

There being no further public comment, President Morgan stated it was his position that the request and plan presented by CNH is a good plan. He feels CNH

has been a good company which has been good to the community and from which the community and county have benefitted. He implores the CNH representatives to work with those residents and neighbors about their concerns.

Councilman Glick inquired if there was any benefit in delaying any formal action this evening as to the concerns expressed.

Attorney Shank stated the Company could not guarantee to meet all concerns as to the neighbors' preferences even if delayed.

Manager Fulcher noted that a delay would slow the process for the next steps without any gain as the rezoning step if approved allows them to go onto the detailed design and Building Permit review steps with the Borough staff and engineers. The concerns as noted this evening will be addressed and the neighbors kept informed when plans are submitted. He also stated that to perhaps clear up the question of a Traffic Study, the vehicle impact is basically nominal with this proposal and the type of traffic improvement options cited usually involve a traffic signal with left turn lanes where needed at the intersection of impact, both of which already exist. It is not comparable to a large impact item like a mall or shopping center.

President Morgan then closed the Public Hearing and asked for any consideration of action by Council.

Mike Ireland made the motion that prepared Ordinance #602, which amends the Borough Zoning Ordinance for zoning designations in the vicinity of 600 West Main Street, as requested and outlined by CNH Industrial America, LLC be adopted, as reviewed and accepted by the Borough Solicitor. This was seconded by Harry Klinger.

The roll was:

Mike Kurtz—Yes  
John Taylor—Yes  
Bill Clisham—Yes  
Mike Ireland—Yes

Harry Klinger—Yes  
Byrant Glick—Yes  
Patrick Morgan—Yes

The motion passed. Ordinance #602 was adopted.

Police Chief Leighty then reviewed his monthly summary Report. There was a total of 262 incidents during the past month. Of eight arrests, four were felonies or misdemeanors, two were non-traffic summary notices. Of the total arrests, two were DUIs. There were 22 total accidents of which 12 were reportable. There were 24 citations and 12 warnings. All five juvenile contacts were referred to District Court. They were called to assist other agencies one time. A list of the community or training events attended during the period is shown on page three. The Shred-It Event went well and seemed busy with disposal of electronics this year. A mock Accreditation Assessment was held in the Department November 11 with the actual Accreditation to be scheduled sometime in January.

Member Klinger inquired how many responses of interest did the Chief received for his consideration of the Detective position.

The Chief replied he received three inquiries for his review.

Personnel Chairman Klinger reported that this is the time of year Council takes the time to recognize and thank their long-time employees who reached an employment milestone during 2024. He then announced this year's list: 35 years, Wastewater Department Laborer Kevin Hoshour. We have three at 20 years, police officer Jed Custer; Wastewater Department Assistant Supervisor Kevin Leed and Borough Administrative Assistant Paula Walsh; and with 15 years of service, police officer Dan Achenbach. He noted it is commendable to the organization that employees stay with it for long periods. On behalf of Council, he expresses congratulations and appreciation to those employees.

Chairman Klinger next reported that there is an additional element of long-time community service to publicly recognize and thank this evening and that is for long-time member of the Borough's Zoning Hearing Board, with 30 years of volunteer service to the Borough on the Board, Charlene B. Richardson. This type of interest and concern in serving your community is commendable for which Council is grateful. A letter of Appreciation is sent to her from Council, expressing its thanks.

Streets Chairman Glick made the motion that the proposed three-year Agreement extension between the Borough and West Earl Township, whereby West Earl Township allows the Borough's yard waste hauler to dispose of leaves, yard waste and Christmas trees, to its Compost Facility be approved. He noted that the three-year Extension is for 2025 through December 2027. The cost was held the same

by West Earl Township, at \$35 per ton. This was seconded by Bill Clisham and passed.

There were no Property, Water or Wastewater action times presented.

Mayor Bender reported to Council that the monies received through the Police Department were: \$846.03 from the District Justice's office; \$195 from Accident reports; \$30 in parking fines; \$50 from fingerprinting; and \$100 in solicitation fees. He also takes the opportunity to recognize and thank those employees who were mentioned earlier as to certain milestone years of employment. He feels it is a positive reflection on what he believes is a well-run Borough organization.

Patrick Deibler introduced himself as a representative of the Board of the Eastern Lancaster County Library. He will mention a few items of current interest. The Library's book sale is scheduled for this Saturday. New to the Library is a statewide study assistance program for various types of positions tests for certification. This is an App which one is provided access to when they become a card-carrying member of the Library. There are some national tests it can assist with but it is mainly for Pennsylvania requirements. In response to a number of questions, Mr. Deibler stated that the Library is not a test center for any of these tests, though a past Librarian was certified to provide a few of them. The reduction of the county's support of the county Library and its associated local libraries will effect them even though they are not a direct extension of the county Library. They have to prepare their budget with this in mind. He believes that the Library Board positions are full at this time.

There being no further businesses or public comment, the meeting was recessed until Thursday, December 5, 2024 at Noon, for the advertised actions for approving the 2025 budget and real estates tax millage resolutions.

December 3, 2024  
Recessed to  
December 5, 2024

New Holland Borough Council met in reconvened session of December 3, 2024 on December 5, at Noon. Members present were: Bryant J. Glick, William Clisham, Harry M. Klinger, D. Michael Ireland and John S. Taylor. Members, President Patrick K. Morgan and Vice-President Michael H. Kurtz were absent. Also present were Manager/Secretary J. Richard Fulcher and reporter Megan Glockley.

Member Glick called the meeting to order noting that today's advertised business involves the two actions needed for formal adoption of the 2025 Borough budget.

Bill Clisham made the motion that proposed Resolution #563, which provides Council's final approval to the advertised preliminary 2025 Borough budget, be approved. This was seconded by Harry Klinger and passed. All voted in favor.

Bill Clisham next made the motion that proposed Resolution #564 which continues the Borough's real estate tax levy the same as 2024, 3.75 mills, be approved. This was seconded by Mike Ireland, and passed. All voted in favor.

Council member Glick noted that there was no other advertised business or public comment. He adjourned the meeting at 12:02 p.m.

January 7, 2025  
Date Approved