

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
January 26, 2024
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart Keith O. Brenneman
	SOLICITOR:	Keith O. Brenneman
	DIRECTOR	
	OF PUBLIC SAFETY:	Chief Steve Kingsborough
	ZONING/CODES	
	ENFORCEMENT:	Mark D. Carpenter
	ASST. CODES/MS4	
	CO-ORDINATOR:	Gerald Steigleman
	ROADMASTER:	Zachary L. Zook
	ENGINEER:	Bud Grove
	MANAGER:	Eileen M. Gault
	REC DIRECTOR:	Denise L. Jumper

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:30 a.m. in the Middlesex Township Municipal Building.

PUBLIC COMMENT: No comments.

Discussion and Possible Action on the 2024 Solid Waste and Recyclable Bid Opening: The Township Solicitor announced he will open the bids and read the results. They are as follows:

Republic Services:	year #1A	90-99 gal. cart	\$34.50	year #1B	36 gal. cart	\$34.50
	year #2A	90-99 gal. cart	\$36.92	year #2B	36 gal. cart	\$36.92
	year #3A	90-99 gal. cart	\$39.50	year #3B	36 gal. cart	\$39.50
Waste Management:	year #1A	90-99 gal. cart	\$34.98	year #1B	36 gal. cart	\$34.98
	year #2A	90-99 gal. cart	\$36.55	year #2B	36 gal. cart	\$36.55
	year #3A	90-99 gal. cart	\$38.19	year #3B	36 gal. cart	\$38.19
Apple Valley:	year #1A	90-99 gal. cart	\$28.00	year #1B	36 gal. cart	\$28.00
	year #2A	90-99 gal. cart	\$29.00	year #2B	36 gal. cart	\$29.00
	year #3A	90-99 gal. cart	\$30.00	year #3B	36 gal. cart	\$30.00
Penn Waste/ Waste Connections:	year #1A	90-99 gal. cart	\$28.97	year #1B	36 gal. cart	\$28.97
	year #2A	90-99 gal. cart	\$30.16	year #2B	36 gal. cart	\$30.16
	year #3A	90-99 gal. cart	\$31.37	year #3B	36 gal. cart	\$31.37

The Township Solicitor Mr. Brenneman will review the two apparent lowest bidders, specifically the lowest bidder, to verify that all requirements have been met for submission of the bid. Other bids will be reviewed, as necessary. Mr. Brenneman will report his results to the Board of Supervisors for possible action to be taken at the February 7, 2024, meeting at 7 p.m.

Discussion and Possible Action on Status Update for Zoning Ordinance Rewrite Project: Mr. Troy Truax, Michael Baker International, was present to update the Supervisors on the current status of the Zoning Ordinance Rewrite Project. The Township has seen significant changes in growth and infrastructure since the Zoning Ordinance was originally written in 1989, in which numerous text and map amendments have been enacted. Mr. Truax stated that the Zoning Ordinance has been rewritten, incorporating the numerous amendments and throughout the process has included input from the County Planning Department and GIS Departments, aside from the Steering Committee and Township Solicitor Mr. Brenneman. Zoning Officer Mr. Carpenter then discussed the proposed zoning districts, making a comparison to the existing map and Mr. Truax discussed the organization and format of the Zoning Ordinance and the ease of its use. Mr. Brenneman then discussed the enactment process stating that the Planning Commission needs to have a public notice meeting where the draft Zoning Ordinance is discussed and available to the public. At the end of the PC review, they would need to make a recommendation to the Board of Supervisor in terms of adopting the Zoning Ordinance. There will be a review by the County Planning Commission, a public comment period and the Board of Supervisor Public Hearing. Mr. Brenneman suggested as a courtesy that the Zoning Ordinance is shared with neighboring municipalities. Mr. Brenneman commended the Steering Committee and Mr. Truax for the wonderful job that has been done with this project and stated that the format of the document is spectacular and the most user-friendly format of a document this size and this important that he has ever seen. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to forward the Zoning Ordinance Re-write Project to the Planning Commission for review and comments.

Discussion and Possible Action on Final Minor Lot Addition Subdivision Plan, Jones Property: Mr. Carpenter reported that the Jones Property is part of the Grange Development. There is a piece of land adjacent to the Grange Property and is owned by the Stover's. When the swimming pool was installed, it was over the property line, therefore, the purpose of the subdivision plan is to consolidate existing adjacent lots into a single property. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Minor Lot Addition Subdivision Plan, Jones Property, subject to the following conditions:

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove in written review dated 01/21/2024 in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies all comments of the Cumberland County Planning Department, in the written report dated 10/17/2023 for plat number 23-144, subject to final review by the Township Zoning Officer.
3. That, when a plan is released by Middlesex Township for recording at the Cumberland County Office of the Recorder of Deeds, the applicant records all plan Sheets of the plan set.
4. That the plan be revised to include a plan note for lot addition plans as required by Subdivision & Land Development Ordinance No. 8 – 2017 to comply with Section 3.08D.

Discussion and Possible Action on request for extension of review time for Preliminary/Final subdivision and Land Development Plan for Phases 1,2,3 & 4 with Conceptual Master Plan for Phases 1,2,3 & 4, Grange Development: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the request of the applicant, Charter Homes Development Company, by their representative Charles M. Courtney of McNees Wallace & Nurick, LLC and accept an extension of the time period for action on the Preliminary/Final Subdivision and Land Development Plan for Phases 1,2,3 & 4, with Conceptual Master Plan for Phases 1,2,3 & 4, Grange Development, until February 23, 2024.

Discussion and Possible Action on Preliminary / Final Major Land Development for Tender Years Child Development Center: Mr. Mark Magrecki, PennTerra Engineering, was present to discuss a proposed daycare center at 1151 Harrisburg Pike. The proposal includes 40 parking spaces at the front of the building, a reduction in impervious coverage and modifications to the detention basin. The applicant is requesting five (5) waiver requests from sections of the Middlesex Township Subdivision and Land Development Ordinance (SLDO). On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve waivers of the following five (5) sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8-2017 (SLDO) and the Middlesex Township Stormwater Ordinance No. 6-2011 (SWMO), for the Preliminary/Final Major Land Development Plan for Tender Years Child Development Center, subject to providing written request and justification for each waiver and listing the waivers on the cover sheet of the plan set.

1. [SLDO 707.A.1.] – Requirement for installation of sidewalks along property frontages on Harrisburg Pike and Shady Lane, with required note on plan.
2. [SLDO 708.A.] – Requirement for installation of curb along property frontage on west edge of Shady Lane, with required note on plan.
3. [SLDO 716.B.] – Requirement to submit detailed retaining wall calculations as part of Land Development Plan approval; deferred until building permit application subject to review and approval of detailed retaining wall calculations by Township Engineer prior to issuance of building permit for retaining wall.
4. [SWMO 303.J.3.] – Requirement for the maximum inside side slopes of stormwater detention basins to no be steeper than four (4) units horizontal to one (1) unit vertical; to allow instead existing basin with three (3) units horizontal to one (1) unit vertical.
5. [SWMO 303.J.11.] – Requirement for a stormwater sediment forebay with hardened bottom to be provided at the discharge into the stormwater detention basin; to allow instead substitute use of inlet filters and a riprap apron prior to discharge into the basin.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the Preliminary/Final Major Land Development Plan for Tender Years Child Development Center, subject to the following conditions:

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove in written review dated 01/18/2024 in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies all comments of the Cumberland County Planning Department, in written report dated 10/02/2023 for plan number P23-117, subject to final review by the Township Zoning Officer.
3. That the applicant satisfies all comments of Andrew C. Parker, Chairman of the LeTort Regional Authority, in written report dated 12/15/2023 to the extent feasible, subject to final review by the Township Zoning Officer.
4. That the applicant enters into a developer's agreement with Middlesex Township regarding required public improvements and posts financial security for required public improvements for this plan with the Township in an amount acceptable to the Township Engineer and form acceptable to the Township Solicitor, prior to the plans being signed by the Township and released for recording.
5. That the applicant obtains an NPDES Permit for the development project on this plan, prior to the Township signing and releasing the plan for recording.
6. That the applicant prepares and records a Stormwater Management Operation and Maintenance plan for the development, in accordance with SWMO Article V and SWMO Sections 302.F. 303.C.9, in a form acceptable to the Township Engineer and the Township Solicitor.

7. That per Section 710.E.2.b. of the Subdivision and Land Development Ordinance No. 8-2017, as amended, the applicant pays to Middlesex Township the required fee in lieu of dedication of park and recreation areas for the non-residential subdivision of \$1,000 per disturbed acre of development area, prior to the plans being signed by the Township and released for recording; subject to review and approval of disturbed acre calculation by Township Engineer.
8. That, when plans are released by Middlesex Township for recording at the Cumberland County Office of the Recorder of Deeds, the applicant records all plan sheets of the plan set.

The applicant agrees with the conditions.

Discussion and Possible Action on Final Major Subdivision & Land Development Plan for Cumberland Preserve Phase II: Nick Greystock, 121 Will Farm, was present to request final approval for Cumberland Preserve Phase II. On the motion of Vice-Chairman Larson, seconded by Chairman Geistwhite, it was unanimously agreed to approve the following two (2) waivers of sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8-90 (SLDO) for the Final Major Subdivision & Land Development Plan for Cumberland Preserve Phase II, subject to applicant providing written request and justification for each waiver and listing the waivers on the cover sheet of the plans set.

1. [SLDO 501.A.2.] – Requirement for maximum 24” x 36” plan sheet size; to allow plan sheet sizes of 30” x 42”.
2. [SLDO 711.D.3. & 711.D.4.] – Requirements for Site Lighting Criteria for Lighting Fixture Design and Control of Glare to allow instead decorative acorn style street light fixtures, provided by PPL, with fixtures not aimed straight down and allowing adjacent residential lots to receive slightly more than 0.1 foot-candle of leakage over the property line.

On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Major Subdivision & Land Development Plan for Cumberland Preserve Phase II, subject to the following conditions:

1. That the applicant satisfies all comments and conditions of plan approval detailed by the Township Engineer, Bud Grove, P.E. in written review dated January 22, 2024, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated December 28, 2023, for plat number 23-400, subject to final review by the Zoning Officer.
3. That the applicant satisfies comments of the Middlesex Township Municipal Authority, in written report by Max E. Stoner, P.E., dated December 18, 2023, subject to his final review.
4. That the applicant satisfies any forthcoming comments of the LeTort Regional Authority to the extent feasible, subject to final review by the Township Zoning Officer.
5. That the applicant enters into a developer’s agreement with Middlesex Township regarding required public improvements and posts financial security for required public improvements for this plan with the Township in an amount acceptable to the Township Engineer and form acceptable to the Township Solicitor, prior to the plans being signed by the Township and released for recording.
6. That, in accordance with the Phase I plan, the applicant maintains safe sight distance at the proposed eastern internal collector street intersection with Country Club Road by use of traffic control devices and signage to limit access to and from the collector street to right turn in and right turn out movements only.
7. That per Section 710.E.2.a. of the Subdivision and Land Development Ordinance No. 8 – 2017, as amended, the applicant pays to Middlesex Township the required fee in lieu of dedication of park and recreation areas for the residential subdivision in the amount of \$11,111.00 as agreed

upon by applicant and Township Board of Supervisors upon conditional approval of Phase I on 7-29-2022, prior to the plans being signed by the Township and released for recording.

8. That, when plans are released by Middlesex Township for recording at the Cumberland Count Office of the Recorder of Deeds, the applicant records all plan sheets of the plan set.

Discussion and Possible Action on Zoning Hearing Board application for Variances to allow narrower lot widths than required in RS Zoning District: Zoning Officer Mr. Carpenter reported that there is a lot on Fairview Drive, Cloverleaf Acres Plan that was originally two (2) lots, seventy-five (75) feet lot widths. In 1974, the lots were combined into one single parcel. The new property owner would like to divide the lot for two single family detached dwellings, however, the current Zoning Ordinance minimum requirement is eighty (80) feet lot widths. The property owner is requesting a variance to divide the parcel into two (2) seventy-five (75) feet lot widths. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, there was unanimous support of the applicants request for a variance.

Township Board / Staff Comments: Mr. Nick Richetti, 25 Country Side Drive, was present to represent the Meadowbrook Farms HOA. He wanted to address the possibility of installing a stop sign on Country Side Drive which has been formally deemed as a through street. PennDOT's recommendation has been to not have a stop sign there because it is deemed a through street. There is a posted speed limit of 25 and with the high volume of vehicle traffic many are exceeding the speed limit. Township Engineer Mr. Grove and Roadmaster Mr. Zook will review and evaluate this situation and see what signs can be posted.

Mr. Zook requested that the Ordinance pertaining to the clearing of sidewalks during a snowstorm needs to be reviewed.

Mr. Zook reported that next Wednesday he will be meeting with an Engineer from Michael Baker Intl. at Deer Lane.

Mr. Carpenter briefly discussed the Hickory Ridge Restaurant.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 9:05 a.m.

Executive Session: No Executive Session.