

**MIDDLESEX TOWNSHIP  
WORKSHOP MEETING  
February 23, 2024**

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

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

**Public Comment:** No Comment.

**Discussion and possible action** on request for extension of review time for Grange Development Preliminary/Final Subdivision and Land Development Plan for Phases 1 – 3 with Conceptual Master Plan for Phases 1-4 and regarding the Grange Development relative to traffic impact and plan phasing: Mr. Anthony Faranda-Diedrich was present to request an extension of review time for Grange Development through March 22, 2024. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to grant the extension of review time for Grange Development Preliminary/Final Subdivision and Land Development Plan for Phases 1 – 3 with Conceptual Master Plan for Phases 1-4, to March 22, 2024.

Mr. Faranda-Diedrich then discussed the current plan, with access off of two driveways onto Army Heritage Drive. He stated that when the TIS (Traffic Impact Study) was done it contemplated traffic generated by phases 1 – 3 being accommodated by driveways with access to Army Heritage Drive and did not include a study related to phase 4, however, the Preliminary Final Plan now is for all four (4) phases. The Grange is not proposing access onto Trindle Road at this time with the current plan but would begin building phases 1-4 with access onto Army Heritage Drive only, with a future phase extending a road onto Trindle Road. They could update the plan to show the Trindle Road access or remove phase 4 from the final plan, with both being time-consuming. Mr. Faranda-Diedrich continued to discuss another option of proposing a Preliminary Final Plan for all phases, but a final plan for phases 1 -3, and on the same plan set updating the cover sheet on the plan and some tables within the plan making it clear that the Preliminary Plan is for phase 4. Another option would be to create notes on the plan and in the Developer's Agreement making it very clear that phase 4 cannot start construction until a final plan is approved and an evaluation of a TIS can accommodate phase 4 and show access to Trindle Road.

Township Engineer Mr. Grove commented that the Trindle Road access needs to be on the plan, or the plan needs to be for phases 1-3 only. Township Solicitor Mr. Brenneman stated that he is not comfortable with supporting what is being asked for until he has more time to review the TIS and what is being proposed as options for the Board, by the next meeting.

**Discussion and possible action** on possible rezoning of properties adjacent to Wolfs Bridge Road and north of PA Turnpike to allow Mixed Use Development of single family detached dwellings and townhomes: Anthony Marris, Developer/Attorney for PREC out of Philadelphia and Keith Oddis were present to propose possible rezoning of approximately 70 acres adjacent to Wolfs Bridge Road, to VC (Village Center) to allow a mixed use of approximately 50 single family homes and 323 townhomes. This development would include the possibility of an extension to Airport Road and provide for connection to North Middleton. Vice-Chairman Larson has concern about all the proposed development along Wolf Bridge Road and the traffic impact. Zoning Officer Mr. Carpenter briefly discussed the Zoning Ordinance Rewrite Project and the possible impact of this development. Township Solicitor Mr. Brenneman suggested that the developer try to obtain approval for the rezoning now as it is and if the new zoning ordinance does not impact what they want to do, then they are ahead.

**Discussion and possible action** on possible Intermunicipal Agreement with North Middleton Township regarding Building Permit and Inspections for Flight Systems Light Manufacturing building in Pine Hill Industrial Park: Zoning Officer Mr. Carpenter reported that Flight Systems is working on a Land Development Plan to build an approximate 80,000 sq. ft. new manufacturing building with ½ of it in Middlesex Township and ½ in North Middleton Township. North Middleton is requesting that Middlesex Township issue the building permit for the entire building and will waive any rights to issue a building permit. This will require an Intermunicipal Agreement. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Township Solicitor Mr. Brenneman to draft an Intermunicipal Agreement with North Middleton.

**Discussion and possible action** on Hometown Press Maps & Newsletters: Township Manager, Mrs. Gault, reported that Mrs. Jumper, Recreation Director has been in contact with Hometown Press Maps & Newsletter to inquire about updating Middlesex Township's Map. Hometown Press will get all the sponsorships from local businesses and will also do the newsletters. Mrs. Jumper spoke with neighboring townships that use Hometown Press and they are pleased with their work. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the township staff to update the township map with Hometown Press Maps & Newsletters.

**SUPERVISOR / STAFF COMMENTS:** Mr. Carpenter discussed the Zoning Ordinance Rewrite Project and some of the public comments received.

Mr. Zook commented on the traffic issues that already occur at Army Heritage Drive and Trindle Road without the Grange development, stating that more traffic means more issues and a need for improvements. Mr. Grove agreed that there will be improvements needed to accommodate the development.

**EXECUTIVE SESSION:** No Executive Session.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 8:34 a.m.