

**MIDDLESEX TOWNSHIP
SUPERVISORS MEETING
March 6, 2024**

OFFICIALS PRESENT:	SUPERVISORS:	Vice-Chairman Steven Larson William H. Goodhart Keith O. Brenneman
	SOLICITOR:	
	PUBLIC SAFETY	
	DIRECTOR:	Chief Steve D. Kingsborough
	ZONING OFFICER:	Mark D. Carpenter
	ASST. CODES ENFORCEMENT/	
	MS4 COORDINATOR:	Gerald Steigleman
	ROADMASTER:	Zachary L. Zook
	FIRE / EMC:	Chief Edwin Beam
	MANAGER:	Eileen M. Gault
OFFICIALS ABSENT:	SUPERVISOR:	Chairman Donald S. Geistwhite, Jr.
	ENGINEER:	Bud Grove

CALL TO ORDER AND PLEDGE TO THE FLAG: Vice-Chairman Steven Larson called the meeting to order at 7:00 p.m. in the Middlesex Township Municipal Building, with Supervisor Goodhart leading the Pledge of Allegiance.

PUBLIC COMMENT: None.

MS4 / STORMWATER: MS4 Coordinator Mr. Steigleman reported that the final report was submitted for the Mariner Grant on February 26, 2024.

APPROVAL OF MINUTES: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the minutes of January 26, 2024.

On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the minutes of February 7, 2024.

AUTHORIZE PAYMENT OF BILLS: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the payment of the March 2024 bills.

REPORTS:

Solicitor – No report.

Engineer – No report.

Director of Public Safety – Chief Kingsborough submitted and briefly discussed the monthly police department report. Report entered into record.

Zoning – Mr. Carpenter submitted and briefly discussed the monthly Zoning Report. Report entered into record.

Fire/EMC – Chief Beam submitted and briefly discussed the monthly Fire Chief Report. Report entered into record.

Codes Enforcement – Mr. Steigleman submitted and briefly discussed the monthly Codes Enforcement Report. Report entered into record.

Roadmaster – Mr. Zook submitted and briefly discussed the monthly Roadmaster Report. Mr. Zook thanked Chief Beam, the New Kingstown Fire Department, Chief Kingsborough, and the Middlesex Township Police Department for all their assistance during the recent snowstorm. Mr. Zook then reported that as part of the Cumberland County Small Bridge Inspection Program, Mill Road bridge did fail. The bridge is closed indefinitely. A proposal for Deer Lane is being worked on from Michael Baker International.

Recreation/Recycling Coordinator – Mrs. Jumper submitted the monthly Recreation Director Report. Report entered into record.

Municipal Authority – Chairman Geistwhite absent, no report.

Manager – Township Manager Mrs. Gault presented and briefly discussed an informational flyer that Penn Waste will be providing to all the residents. The Cumberland County Tax Bureau (CCTB) monthly report was provided to the Supervisors. The Manager then reported that the audit was almost complete.

OLD BUSINESS:

Discussion and possible action on Grange Development traffic impact and plan phasing: Mr. Anthony Faranda-Diedrich, as a follow-up to the previous meeting which the Township Solicitor Mr. Brenneman needed more time to review what was being proposed, was present to discuss the traffic impact and plan phasing. Mr. Faranda-Diedrich acknowledged that the plan before the Supervisors is not consistent with the Traffic Impact Study (TIS) for phase 1 and was an oversight on the part of Charter Homes and Neighborhoods – Grange Development. Township Engineer Mr. Grove recommended that a consultant review the Traffic Impact Study (TIS) and is recommending Michael Baker International. Mr. Grove thinks that a 60 – 90-day review time is feasible for this project. Mr. Brenneman noted that with the scope of this project and the impact to the Township he agrees with Mr. Groves recommendation. After much discussion, Mr. Faranda-Diedrich stated they will figure it out.

Discussion and possible action on Revised Preliminary Subdivision Plan, Pine Hill Industrial Park: Betsy Davison, P.E., H. Edward Black, was present and gave a brief overview of the Revised Preliminary Subdivision Plan for Pine Hill Industrial Park. On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve waivers of the following seven (7) sections of the Middlesex Township subdivision and Land Development Ordinance No. 8 – 2017 (SLDO) and the Middlesex Township Stormwater Management Ordinance No. 6 – 2011 (SWMO), for the Revised Preliminary Subdivision Plan for Pine Hill Industrial Park, subject to the applicant 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, with required note on plan.
2. [SLDO 703.C.] – Requirement to design and construct centerline street slopes at a minimum of 1%.

3. [SLDO 714.A.] – Requirement to provide underground electric service, to instead allow partial overhead electric service at areas justified to satisfaction of Township Engineer.
4. [SLDO 1101.] – Requirement for maximum 3/1 fill slope grading at SWM headwalls and endwalls.
5. [SWMO 303.J.8.] – Requirement to design and construct an Emergency Spillway for BMP Basin No. 2.
6. [SLDO 303.J.11.] – Requirement to provide a Hardened Bottom Sediment Forebay for BMP Basins 1 and 3, subject to applicant installing and maintaining stormwater inlet water quality snouts on stormwater manholes MH-1C and MH-6.
7. [SWMO 303.K.9.] – Requirement to provide drainage swales at a minimum 2% slope.

On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Revised Preliminary Subdivision Plan for Pine Hill Industrial Park, subject to the following conditions:

1. That the applicant satisfies all comments and suggested conditions of the Township Engineer, Bud Grove in written review memo dated January 31, 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 12/14/2022 for plat number 22 – 155, subject to final review by the Township Zoning Officer.

Discussion and possible action on Final Subdivision Plan, Pine Hill Industrial Park Phase 2: Betsy Davison, P.E., H. Edward Black, was present and gave a brief overview of the Final Subdivision Plan for Pine Hill Industrial Park Phase 2. On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the waivers of the following six (6) sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8 – 2017 (SLDO) and the Middlesex Township Stormwater Management Ordinance No. 6 – 2011 (SWMO), for the Final Subdivision and Land Development Plan for Pine Hill Industrial Park Phase 2, subject to the applicant 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, with required note on the plan.
2. [SLDO 714.A.] – Requirement to provide underground electric service, to instead allow partial overhead electric service at areas justified to satisfaction of Township Engineer.
3. [SLDO 1101.] – Requirement for maximum 3/1 fill slope grading at SWM headwalls and endwalls.
4. [SWMO 303.J.8.] – Requirement to design and construct an Emergency Spillway for BMP Basin No. 2.
5. [SLDO 303.J.11.] – Requirement to provide a Hardened Bottom Sediment Forebay for BMP Basins 1 and 3, subject to applicant installing and maintaining stormwater inlet water quality snouts on stormwater manholes MH-1C and MH-6.
6. [SWMO 303.K.9.] – Requirement to provide drainage swales at a minimum 2% slope.

On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Subdivision & Land Development Plan for Pine Hill Industrial Park Phase 2, subject to the following conditions:

1. That the applicant satisfies all comments and suggested conditions of the Township Engineer, Bud Grove, in written review memo dated February 26, 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 02/13/2023 for plat number 23-9, subject to final review by the Township Zoning Officer.
3. That the applicant enters into a Developer's Agreement with Middlesex Township regarding required public improvements and posts financial security for required public improvements, as-built plans and engineering inspection fees for this plan with the Township in a n 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.
4. 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.
5. 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.

Discussion and possible action on Preliminary Final Major Land Development Plan, Pine Hill Industrial Park Lot 4: Betsy Davison, P.E., H. Edward Black, was present and gave a brief overview of the Preliminary Final Major Land Development Plan for Pine Hill Industrial Park Lot 4. On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve waivers of the following two (2) sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8 – 2017 (SLDO) and the Middlesex Township Stormwater Management Ordinance No. 6 – 2011 (SWMO), for the Preliminary/Final Major Land Development Plan, Pine Hill Industrial Park Lot 4, subject to the applicant providing written request and justification for each waiver and listing the waivers on the cover sheet of the plan set.

1. [SLDO 501] 0 Requirement to submit a separate Preliminary Plan.
2. [SLSO 719.C.7.a.] – Requirement to maintain or replace at least 25% of the number of trees that exist at the time of plan submission, subject to planting 103 new trees.

On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Preliminary/Final Major Land Development Plan, Pine Hill Industrial Park Lot 4, subject to the following conditions:

1. That the applicant satisfies all comments and suggested conditions of the Township Engineer in a written review memo dated February 26, 2024, and revised February 27, 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 reported dated 02/13/2023 for plat number 23 – 11, subject to final review by the township Zoning Officer.
3. That per Section 705.E.2.b. of the Subdivision and Land Development Ordinance No. 8 – 90, as amended, the applicant pays to Middlesex Township the required fee in lieu of dedication of park and recreation areas for the residential subdivision of \$1, 000 per disturbed acre of development area, prior to the plans being signed by the Township and released for 3ecroding.

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, as-built plans and engineering inspection fees 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 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.
6. 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.

NEW BUSINESS:

Discussion and possible action to release the Maintenance Security for 81 Stover Drive, Carlisle Steel Supply, LLC: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to on the recommendation of Township Engineer, Bud Grove to release the Maintenance Security for 81 Stover Drive, Carlisle Steel Supply, LLC.

Discussion and possible action on the 2024 Humane Society of Harrisburg Area Agreement Amendment: Township Manager Mrs. Gault reported that the Humane Society's current agreement charges more for the intake of a "Pit Bull" versus any other breed of dog. Shelter Workers are often mistaken when they label a dog as a "Pit Bull" dog. The Humane Society now believes that every dog is an individual and should not be judged and/or discriminated against based on their breed. The amendment will remove the restrictions on animal intake based on "Pit Bull" breeds and the per dog fee will be \$250 which is halfway amount of the current \$158.60 for "non-Pit Bull" breeds and the \$345.40 for "Pit Bull" breeds. The amendment also allows for humanely trapped feral cats to be brought to the Humane Society with the understanding that the cats will be spayed/neutered, vaccinated, ear tipped, and returned to the approximate location of where they were trapped. Middlesex Township opts out of this program. On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to execute the Humane Society of Harrisburg Area Agreement Amendment.

SUPERVISOR/STAFF COMMENTS: Mr. Carpenter reported that he has received some complaints regarding the marijuana greenhouse smell and is working with the owner to try to resolve this issue. He also gave an update on the Zoning Ordinance Rewrite Project and where it currently stands in the process.

EXECUTIVE SESSION: No Executive Session.

There being no further business, on the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 8:20 p.m.