

**MIDDLESEX TOWNSHIP
SUPERVISORS MEETING
April 2, 2025
7:00 p.m.**

OFFICIALS PRESENT: SUPERVISORS: Chairman Donald S. Geistwhite, Jr.
Vice-Chairman Steven Larson
William H. Goodhart
Gerald “Bud” Grove

ENGINEER: Gerald “Bud” Grove
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: SOLICITOR: Keith O. Brenneman

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Donald S. Geistwhite, Jr. called the meeting to order at 7:00 p.m. in the Middlesex Township Municipal Building, leading the Pledge of Allegiance.

PUBLIC COMMENT: There was no public comment.

MS4 / STORMWATER: Mr. Zook reported that there was a meeting regarding the stream restoration project on Wolfs Bridge Road.

APPROVAL OF MINUTES: The minutes of February 5, 2025, have not been reviewed.

On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the minutes of March 5, 2025, with Chairman Geistwhite recusing himself since he was not in attendance of that meeting.

The minutes of March 28, 2025, have not been reviewed.

AUTHORIZE PAYMENT OF BILLS: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the payment of the April 2025 bills.

REPORTS:

Solicitor – Absent. No report.

Engineer – No report.

Director of Public Safety – Chief Kingsborough submitted the monthly Police Report. Report entered into record.

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

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

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

Roadmaster – Mr. Zook submitted and briefly discussed the monthly Roadmaster Report. Report entered into record.

Recreation/Recycling Coordinator – Mrs. Jumper submitted the monthly Recreation Director Report. Report entered into record. The Manager reported that Summer Playground Camp registration took place on Monday and camp is full. The Easter Egg Hunt is April 12, 2025.

Municipal Authority – Chairman Geistwhite reported that everything is going well with the Municipal Authority.

Manager – The Manager reported that the monthly report from the Cumberland County Tax Bureau was submitted. Only one Treasurer's report was printed since it is a lengthy report.

OLD BUSINESS:

Discussion and possible action on request for reduction of Improvement Security for Country Club Road improvements for Cumberland Preserve Phase 1: Present for the applicant is Mr. Andrew Williams, P.E., Williams Site Civil, LLC. Mr. Grove stated that this is a request from the developer to be released from maintenance responsibilities for Country Club Road. After much discussion, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, on the recommendation of Township Engineer Mr. Bud Grove in his memo dated April 1, 2025, it was unanimously agreed to grant the request of 121 Will farm, LLC's maintenance responsibility for Country Club Road, Cumberland Preserve Phase 1.

Mr. Zook reported that he is okay with the release of the Road Bond for Country Club Road. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to release the Road Bond being held in the amount of \$75,000 to 121 Will Farm, LLC for Country Club Road, Cumberland Preserve.

Discussion and possible action on Preliminary / Final subdivision and Land Development Plan, Grange Phase 4: Present for the applicant is Mr. Peter Wertz, McNees Wallace & Nurick and Mr. Dave Kegerize, Towne Square Engineering. After much discussion, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the waivers of the following sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8-2017 (SALDO); and the Middlesex Township Stormwater Management Ordinance No. 6-2011(SWMO), for the Preliminary & Final subdivision and Land Development Plan, Grange Phase 4 and Conceptual Master Plan, subject to providing written request and justification for each waiver and listing the waivers on the plan set.

1. [SALDO §§703.D.1 and 1404.B and C] Modification to permit Belgian Block curbing.
2. [SALDO §703.I.3] Modification to permit 3 driveways within 5 feet of inlets.
3. [SALDO §707.B.1] Modification to allow sidewalks to be within 4 inches of Right-of-Way in certain areas.
4. [SALDO §1406.A.7] Modification to allow use of an alternative Type-M inlet grate frame.

5. [SALDO §303.D.4.a(7)] Modification to allow use of Type C storm distribution.
6. [SALDO §303.J.10] Modification to allow a less than 10-foot separation between the discharge point #7 and the property line.

Mr. Peter Wertz is aware of and agrees to the waivers as listed above.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Preliminary & Final Subdivision and Land Development Plan, Grange Phase 4 and Conceptual Master Plan, subject to the following five (5) conditions:

1. That the applicant satisfies all comments and conditions of the Township Engineer, Bud Grove, P.E. in written review dated March 21, 2025 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 March 6, 2025, for Plan Number P25-105, 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; including review and acceptance by Township Engineer and Township Solicitor of future ongoing traffic monitoring and studies; 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.
4. That per Section 710. 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 of \$750 per residential dwelling unit. The fee in lieu attributable to each dwelling unit shall be permitted to be paid in conjunction with issuance of the building permit for that dwelling unit.
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.

Mr. Peter Wertz agrees to and accepts all conditions.

Discussion and possible action to appoint ATS for the Traffic Signal Technology Project: Mr. Zook reported that no bids were received for this project. PennDOT, District 8 Engineer advised us to move forward with the project. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to appoint ATS (Atlantic Transportation Systems, Inc.) for the Traffic Signal Technology Project.

NEW BUSINESS:

No new business.

SUPERVISOR/STAFF COMMENTS: Mr. Steigleman gave a brief update on Country Manor. Chief Beam gave an update on the UGI tank facility, which included information on the truck routes in Middlesex Township.

EXECUTIVE SESSION: There is 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 7:45 p.m.