

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

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

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

PUBLIC COMMENT: None.

Discussion and Possible Action on Final Minor Lot Addition Subdivision Plan for Saia Motor Freight Line, LLC: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the Final Minor Lot Addition Subdivision Plan for Saia Motor Freight Line, LLC, subject to the following four (4) 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 March 8, 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 February 2, 2024, for plat number 24-46, subject to final review by the Zoning Officer.
3. That a copy of the proposed deed of merger for the lot addition shall be submitted to Middlesex Township for review and approval by the Township Solicitor and Township Engineer prior to releasing this subdivision plan for recording.
4. That, when plans are release by Middlesex Township for recording at the Cumberland County Office of the Recorder of Deeds, the participant records all plan sheets of the plan set.

Discussion and Possible Action on Grange Development – Preliminary and Final Subdivision and Land Development Plan for Phases 1, 2, & 3 Conceptual Master Plan: Present for this plan was Mr. Anthony Faranda-Diedrich, Mr. Charlie Courtney, Mr. Dave Kegerize and Mr. Craig Mellott. Mr. Courtney addressed the Board of Supervisors to request approval of the plan and the waivers requested. An overview of the plan was presented by Mr. Faranda-Diedrich, as well as a brief discussion of the traffic study. Phase 1 will consist of 52 homes and 280 apartments along Army Heritage Drive, Phase 2 will consist of 124 homes and the crossroad component of small scale uses like a coffee shop, pet grooming, etc. and Phase 3 will consist of 124 additional homes. Mr. Mellott reported that the Traffic Impact

Study was done to look at site access requirements to get in and out of the development safely and what impact it has on offsite intersections. The Developer's Agreement will have a provision to monitor Army Heritage and Trindle Road as development occurs to update the study and make any changes to accommodate traffic if needed. This agreement will be reviewed by the Township Solicitor Mr. Brenneman. Mr. Faranda-Diedrich stated that whatever traffic improvements need to be made as part of this project, Charter Homes will make whether it is on site or off site of the development. Township Engineer Mr. Grove commented that the only issue that remains is the traffic study, in which he will review Mr. Mellot's report, however, he is not ready to make a recommendation at the present time.

Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map Change from Residential Farm (RF) to Village Center (VC) for several properties near 106 Wolfs Bridge Road: Mr. Tony Maras was present to discuss the application and request that the Supervisors refer this to the Township Planning Commission and the County Planning Department for review and comments and if that process is favorable, Mr. Maras is requesting that the necessary hearings are scheduled in accordance with the MPC and action is taken. Mr. Maras is aware that they will have to study Wolfs Bridge Road and Route 11 and are prepared to make improvements. This development will consist of approximately 320 Townhomes and 50 single family homes, with approximately 411 Townhomes at the Eagles property at 151 Wolfs Bridge Road. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to refer the applications for rezoning to the Township Planning Commission and County Planning Department for review and comments.

Discussion and Possible Action on Application of Pinnacle Realty Development Company for Zoning Map Change from Residential (RF) to Village Center (VC) for property at 151 Wolfs Bridge Road: See motion above.

Discussion and Possible Action on Final Minor Subdivision Plan of Lots on Fairview Drive: On the motion of Chairman Geistwhite, 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) for the Final Minor Subdivision Plan of Lots on Fairview Drive 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 on sidewalks along adjacent streets, with required note on plan.
2. [SLDO 708.A.] – Requirement for installation of curbing along adjacent streets, with required note on plan.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Minor Subdivision Plan of Lots on Fairview Drive, subject to the following conditions:

1. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated March 18, 2024, for plat number 24-145, subject to final review by the Zoning Officer.
2. That, when plans are released by Middlesex Township for recording at the Cumberland County Office of the Recorder of Deds, the applicant records all plan sheets of the plan set.

Discussion and Possible Action to award the bid of Surplus Township Personal Property: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to

award the bid for surplus property #4031 to Mr. Jorge Kiehl for \$100.00, property #2846 to Mr. Jorge Kiehl for \$100.00 and property #5013 to Mr. Jorge Kiehl for \$100.00.

Discussion and Possible Action on the hiring of Jordan Hurley as a Full-Time Highway Employee with a six (6) month probation: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to hire Jordan Hurley as a Full-Time employee for the Highway Department with a six (6) month probationary period.

Discussion and Possible Action to amend Ordinance 2 – 99 pertaining to the collection and disposal of refuse and recyclables: The Township Manager reported that the Township Solicitor is working on an amendment of the current Ordinance pertaining to the collection and disposal of refuse and recyclables due to the changes with recycling among other things and the changes with our RFP for trash service. There are some inconsistencies between the contract and the outdated ordinance that need to be amended.

Township Board / Staff Comments: Mr. Carpenter reported that a plan was received to build a Wawa Store on the Harrisburg Pike near the Turnpike. He then reported that with the Zoning Ordinance re-write project there have been requests for the Supervisors to consider rezoning the Sunday, Hempt and Walter properties for industrial use.

Mr. Steigleman reported that Super 8 finished closing their driveway and have the fence up. There was some discussion regarding Super 8 wanting to pave the driveway. Mr. Steigleman then reported that he gave a 30-day notice to the Diamond of Carlise to properly board up their property.

Chief Kingsborough reported that the County is anticipating receiving the radios for the County Radio System, May 2025. It is anticipated the system will be live October or November 2025.

Mrs. Gault briefly discussed the Coalition for the Food Processing Residual (FPR).

Mr. Zook reported that he is working to get quotes to replace/repair the Mill Road bridge.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 9:35 a.m. to Executive Session, with no action to be taken as a result.