

**MIDDLESEX TOWNSHIP
SUPERVISORS MEETING
May 1, 2024
7:00 P.M.**

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

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: No public comment.

MS4 / STORMWATER: No report.

APPROVAL OF MINUTES: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the minutes of April 3, 2024, with Chairman Geistwhite abstaining due to his absence from the April 3, 2024, meeting.

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 May 2024 bills.

REPORTS:

Solicitor – No report.

Engineer – Absent. 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 Reports. Reports entered into record.

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

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

Roadmaster – Absent. Mr. Zook's written monthly Roadmaster Report was submitted in his absence. Report entered into record.

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

Municipal Authority – Chairman Geistwhite reported on the following:

1. The 2023 Audit was accepted by the Authority and has been submitted to DCED.
2. Work on a new production well has been completed. Well #2, which is located in Cumberland County will need to be further developed and this work will be done in the Fall of 2024. A 72-hour drawdown test plan will need to be submitted and approved by the SRBC (Susquehanna River Basin Commission). The plan will show monitoring of wells in the surrounding area and the discharge area of the water that will be pumped over the 72-hour period. The total blown yield of the well is estimated at 1200-1400 gallons per minute.
3. The Authority has approved the purchase and installation of a Sensus FlexNet water meter reading system. The new system will allow Authority Staff to be proactive with monitoring the daily water usage of its customers. The system will generate daily reports and earmarks higher than normal water usage during overnight hours. This will allow the Authority Staff to contact the customer and make them aware of a potential problem in their household plumbing and will hopefully eliminate a high bill at the end of the quarter. Staff will need to upgrade some of its water meters and remote readers for the switch over to the new FlexNet system. The total transition to the new system will take 2-3 years to complete.

Manager – The Manager reported that there is no report from CCTB (Cumberland County Tax Bureau) due to it being the first of the month and all their data is not in yet for reporting.

Mrs. Gault indicated that there are still 2 openings for Middlesex Township representation on the Letort Regional Authority Board.

Mrs. Gault reported that a notice was received that the Shenandoah Mobile, LLC ("Shentel") communications tower on Windy Lane was approached by Vertical Bridge Holdco, LLC, which is a major owner and operator of communications towers, to acquire the towers from Shentel, including the lease. This change will not affect the terms of the lease.

OLD BUSINESS:

Discussion and possible action on Grange Development – Preliminary and Final Subdivision and Land Development Plan for Phases 1, 2 & 3 with Conceptual Master Plan: Mr. Anthony Faranda-Diedrich reported that he is here with the usual team. They were present at last week's meeting and since then have received a review from Township Engineer Bud Grove on plans that were resubmitted as well as the traffic study that had been submitted as of the last meeting. At this point, Grange Development is good with the reports and is ready to accept the remaining conditions to plan approval and pending any further discussions and questions tonight would request that the Supervisors conditionally approve the plan.

Chief Beam reported that his main concern is public safety and bringing both driveways onto Army Heritage Drive. He is aware that the TIS (traffic impact study) took that into consideration, however, if there was an emergency situation on Army Heritage Drive that would require it to be shut down, that could hinder access to the site development. Mr. Diedrich responded that he would be happy to meet with Chief Beam and that there is a way to accommodate the concern either through the adjoining development to the south or work with emergency services to see what they could work out.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve 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 Grange Preliminary and Final Subdivision & Land Development Plan for Phases 1,2 & 3 with Conceptual Master Plan, subject to providing written request and justification for each waiver and listing the waivers on the cover sheet of 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 driveways within 5 feet of Inlets Nos. 132, 136 and 138.
3. [SALDO § 707.A.1] Modification to allow use of a trail in lieu of a sidewalk in certain areas.
4. [SALDO § 707.B.1] Modification to Allow Sidewalks to be Within 4 inches of Right of Way.
5. [SALDO § 1406.A.7] Modification to allow use of an alternative Type-M Inlet Grate Frame.
6. [SWMO § 303.D.4.A(7)] Modification to allow use of Type C Storm Distribution.
7. [SWMO § 303.J.7.a. and § 303.K.9] Modification to allow use of a minimum grade of 0.5% slope for a drainage swale and detention basin 8B outlet pipes.
8. [SWMO § 303.J.10] Modification to allow a less than 10-foot separation between the discharge point #7 and the property line.
9. [SWMO § 303.B.2.c] Modification to permit a shift of 430 ft of existing drainageway.

Vice-Chairman Larson confirmed that Mr. Anthony Faranda-Diedrich accepts and agrees to the conditions listed above.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Grange Preliminary and Final Subdivision & Land Development Plan for Phases 1, 2 & 3 with Conceptual Master Plan, subject to the following six (6) conditions:

1. That the applicant satisfies all comments and conditions of the Township Engineer, Bud Grove, P.E. in written review dated 05/01/2024 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 9/12/2023 for Plan Number P23-108, subject to final review by the Township Zoning Officer.
3. That the plan title be changed to include all of the following items: Grange Preliminary and Final Subdivision & Land Development Plan for Phases 1,2 & 3 with Conceptual Master Plan.
4. That the applicant enters into a Developer's Agreement with Middlesex Township regarding required public improvement; 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.
5. 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 and \$1000 per disturbed acre of proposed commercial development land; or other amount as agreed upon by Middlesex Township Board of Supervisors prior to the plans being signed by the Township and released for recording.
 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.

Chairman Geistwhite confirmed that Mr. Anthony Faranda-Diedrich accepts and agrees to the conditions listed above.

Mr. Anthony Faranda-Diedrich expressed his appreciation to the Supervisors and the Township Staff for all their help with getting this plan moving forward.

Discussion and possible action on Final Major Subdivision & Land Development Plan for Cumberland Preserve Phase II-A.: Present for the plan was Mr. Doug Gosik, who stated that PPL is having a difficult time securing transformers for their development, so they are seeking to reduce the number of dwelling units in Phase II of the plan. He is requesting that the approved plan is split into Phase II-A and Phase II-B. After a brief discussion, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, 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-A, subject to the 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, provide 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 Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Major Subdivision & Land Development Plan for Cumberland Preserve Phase II-A, subject to the following condition:

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.

Vice- Chairman Larson confirmed that Mr. Doug Gosik accepts and agrees to the condition listed above.

Discussion and possible action on extension of review time for Preliminary / Final Land Development Plan for Saia Trailer Storage Lot: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to accept the request of H.F. Lenz Company for

extension of review time for the Preliminary / Final Land Development Plan for Saia Trailer Storage Lot until August 9, 2024.

NEW BUSINESS:

Discussion and possible action on Stormwater Management Plan & Report for Michael E. & Melissa J. Brion, residential building Lot 11 at 91 Ridge Drive: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed, acting on the recommendations of Township Engineer, Bud Grove, in his memo dated April 25, 2024, to approve the Stormwater Management Plan for Michael E. Brion & Melissa J. Brion for construction of a new home on Lot 11 at 91 Ridge Drive, on Count Tax Parcel No. 21-08-0573-174, subject to the following condition.

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written review dated July 6, 2023, in a manner acceptable to the Township Engineer, subject to his final review.

SUPERVISOR/STAFF COMMENTS: Mr. Carpenter mentioned that when the motion for the 6 conditions for the Grange Plan above was discussed, Mr. Diedrich had provided a request and calculations to reduce item #5 pertaining to recreation fee in lieu. These fees did not include the Commercial area of the plan, but Mr. Diedrich stated that he will revise the calculations to include the Commercial area of the plan and that he agreed to pay \$1000 per disturbed acre. Mr. Diedrich then stated that when the Township Zoning Amendment passed in 2022 those zoning provisions amended the recreation land provisions in the SALDO as they relate to land in this zoning district. These provisions provide for a credit against the recreation fee based on land and the facilities included in the neighborhood that are open to the public and it provides for the fees to be paid at building permit application as opposed to at plan recording. Mr. Diedrich stated that the recreation areas of the development will be available to the general public and not just those residing in the development. Township Solicitor Mr. Brenneman then stated that there is a provision in the Grange declaration indicating that the Homeowners Association or maybe some board other than the association could close and or remove a trail system that might be available to the general public. He then asked when the Grange is talking about a recalculation of what the fee should be are they taking into account that the public trail system could be taken away. Mr. Charles Courtney stated they will review the declaration and revise it so that it is clear that public recreation will not be taken away.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to modify the approval of the Grange Plan to require that on condition item #5 the recreation fee is paid when a building permit is applied for.

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 7:37 p.m.