

**MIDDLESEX TOWNSHIP
SUPERVISOR MEETING
December 4, 2024
7 PM**

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

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, with Supervisor Goodhart leading the Pledge of Allegiance.

PUBLIC COMMENT: Mr. Harold Lysle, 185 N. Middlesex Road expressed his concern about how fast the Township is growing with approximately one thousand new homes at the end of 2025 and that the schools are overwhelmed. He stated that on any given weekend there is only one officer on duty and that N. Middlesex Road has become a racetrack. The intersection at Route 11 and N. Middlesex Road is terrible. Chief Kingsborough responded that there are two (2) officers scheduled every shift including the weekends. Whenever an officer schedules vacation or calls in sick, then that cuts down to one officer on duty.

Jim Gehr, 3351 Spring Road, agrees with Mr. Lysle's comments and that these issues need to be addressed before the problems get any worse.

Sevasingh Sheni, 27 Country Side Drive, questioned whether anything could be done about the Diamond of Carlisle Motel because of the condition and how terrible it looks. Assistant Codes Enforcement Officer Mr. Steigleman responded that the Township has been dealing with the owner and their attorney for several years. The Township is currently working with the County on a resolution which could take up to nine (9) months. Mr. Sheni expressed his frustration with Mill Road being closed. Roadmaster Zook responded that materials have been ordered to take care of the repairs.

Pete Watson, 23 Bayberry Road, moved from New York about 4 years ago due to the congestion happening there and he is concerned about the same thing happening in Middlesex Township.

John Mata, 255 Wolfs Bridge Road, stated that he believes the Supervisors have good intentions about what is going on in the Township, however, they are putting the cart before the horse in granting waivers and rezoning that does not need to be done.

Township Solicitor Mr. Brenneman asked the Supervisors if they would like to move the first two items under New Business up and deal with it now. The Supervisors agreed. Vice-Chairman Larson stated that

the Supervisors did at the last meeting what they thought made sense. Upon reviewing this decision, for multiple reasons, one being the citizens' comments that do matter, Mr. Larson thinks the Board made an error in its decision. After the public comment, he intends to make a motion to rezone it back to what it was. Mr. Larson has not reviewed this with the other Supervisors, but it is his opinion.

The Township Solicitor asked if there was any comment about not changing it back, which there were no further public comments.

Discussion and Possible Motion to rezone the parcel at 151 Wolfs Bridge Road and the seven parcels at 106 Wolfs Bridge Road back to RF-Residential Farm zoning from VC-Village Center zoning and to change the future land use map for those parcels from Mixed Use Commercial Residential back to their respective prior designation of Open Space Conservation and Rural Area: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to rezone the parcel at 151 Wolfs Bridge Road and the seven parcels at 106 Wolfs Bridge Road back to RF-Residential Farm zoning from VC-Village Center zoning and to change the future land use map for those parcels from Mixed Use Commercial Residential back to their respective prior designation of Open Space Conservation and Rural Area.

Discussion and Possible Motion to authorize the Township Solicitor to 1. Prepare an ordinance and resolution consistent with the motion just make; and 2. Advertise public hearings for the ordinance and resolution to be held at the next available meeting date as determined by the Solicitor: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Township Solicitor to prepare an ordinance and resolution consistent with the motion just made and to advertise public hearing for the ordinance and resolution to be held at the next available meeting date as determined by the Solicitor.

DISCUSSION OF MS4 / STORMWATER: There was no report or discussion about MS4/Stormwater.

APPROVAL OF MINUTES: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the minutes of October 2, 2024.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the minutes of October 25, 2024.

On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the minutes of November 6, 2024, with Chairman Geistwhite recusing himself since he was absent from the November 6, 2024, meeting.

AUTHORIZE PAYMENT OF BILLS: On the motion of Chairman Geistwhite, seconded by Vice-Chairman, it was unanimously agreed to approve the payment of the December 2024 bills.

DISCUSSION OF THE FOLLOWING REPORTS:

Solicitor - No report.

Engineer – No report.

Police - 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. Chief Beam then recommended that the Burn Ban be lifted. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, on the recommendation of Chief Beam, it was unanimously agreed to lift the Burn Ban. Chief Beam stated that he has completed the bi-annual review of the Emergency Management Operation Plan, and he will have the Promulgation ready for the Workshop Meeting.

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

Codes Enforcement – Mr. Steigleman submitted and briefly discussed the monthly Codes Enforcement Report. Report entered into record. Mr. Steigleman reported that the paving has been completed at Country Manor.

Roadmaster – Mr. Zook submitted and briefly discussed the monthly Roadmaster Report. Report entered into record. Mr. Zook reported that the crew did some line painting earlier in the month. They have been working on some of the bridges throughout the month. As he stated earlier, the materials have been ordered for Mill Road. After the first contractor backed out, he contacted another contractor whose price was less than the first one. Mr. Zook then reported that the Township received a letter from Hampden Township that they will be acquiring the equipment from the County for composting. They will run the program much like the County did. There was no mention of costs. This year we used a tree service and would like to join with other neighboring municipalities to continue doing the same thing and possibly get a better price as a group. Mr. Zook recommends that the Township not join the Hampden Township program at this time at which the Supervisors agree.

Recreation/Recycling Coordinator – Mrs. Jumper submitted the monthly Recreation Director Report. Report entered into record. Mrs. Gault reported that the Annual Tree Lighting is Friday, and the Santa Breakfast is on Saturday.

Municipal Authority – Chairman Geistwhite reported that everything is going well with the Municipal Authority. They are moving ahead with well #2.

Manager – The Manager reported that the CCTB tax comparison report for this month shows that the Township is still doing well with the month-to-month comparison and with the calendar year to date. The Supervisors had no questions regarding the report. The Manager then submitted to the Supervisors the change she is recommending with respect to the Employee Manual and sick leave. It was agreed to change the manual to earn one (1) sick day per month versus receiving all twelve (12) days at the beginning of the year. The Manager then reported that the Pyers family who through their church had received donations to create the beautiful memorial at the park for their daughter Ashley who loved the Summer Playground Program as a child and then eventually was able to work as a camp counselor. Each year Mr. & Mrs. Pyers donate funds to sponsor a child to attend the summer program. The Manager, in speaking with the Recreation Director, is recommending that the Township also sponsor a child and possibly make a resolution for an Ashley Pyers Summer Playground Scholarship. The Supervisors agree. The Township Solicitor and Manger will work on this for a future meeting.

OLD BUSINESS:

Discussion and Possible Motion on Final Land Development Plan for RV Storage Facility for Claremont Road: Zoning Officer Mr. Carpenter reported that the applicant is requesting that this is tabled. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to table this discussion.

Discussion and Possible Action on Final Minor Subdivision Plan for Ralph L. & Linda K. Deitch: The applicant's representative Josh with Wadel-Mell, Inc. was present to discussion this plan which is located at 320 S. Middlesex Road and consists of 116 acres. The applicant is looking to subdivide the portion of the property that is not in the agriculture conservation easement, with a sixteen (16) acre lot, a thirty (30) acre lot and a sixty-eight (68) acre lot.

On the motion of Vice-Chairman Larson, seconded by Chairman Goodhart, it was unanimously agreed to regarding sewage facilities planning for the Final Minor Subdivision Plan for Ralph L. & Linda K. Deitch, to accept this plan as a non-building lot subdivision and concur with use of the DEP form request for Planning Waiver & Non-Building Declaration for Residual Lot 1, Proposed Lot 2 and Proposed Lot 3, subject to favorable review and inspection of the existing on-lot sewage system on Residual Lot 1 by Township Sewage Enforcement Officer, Vincent C. Elbel.

On the motion of Vice-Charman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve waivers of the following sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8-2017 (SLDO) for the Final Minor Subdivision Plan for Ralph L. & Linda K. Deitch, subject to the applicant providing a written request and justification for each waiver and listing the waivers on the cover sheet of the plan set.

1. [SLDO 501.A.2.] – Requirement for specific Plan Scale.
2. [SLDO 501.A.25.b. & 503.A.4.] – Requirements to delineate wetlands and for wetlands delineation report.
3. [SLDO 707.A.1.] – Requirement for installation of sidewalks along adjacent streets, with required note on plan.
4. [SLDO 708.A.] – Requirement for installation of curbing along adjacent streets, with required note on plan.
5. [SLDO 719.] – Requirement for Landscape Plan & Street Trees along adjacent road frontages.

The applicant's representative is satisfied with the waivers listed above.

On the motion of Vice-Chairman Larson, seconded by Chairman Geistwhite, it was unanimously agreed to approve the Final Minor Subdivision Plan for Ralph L. & Linda K. Deitch, subject to the following conditions:

1. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated September 24, 2024, for plat number 24-529, 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 Deeds, the applicant records all plan sheets of the plan set.

The applicant's representative is satisfied with the conditions listed above.

Discussion and Possible Motion on extension of review time for Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the request of the applicant's agent, Matthew Lokay, Mackin Engineers and Consultants, to grant an extension of the maximum time period for action on the Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC, until March 7, 2025.

Discussion and Possible Motion on the WAWA Development Plan – Highway Occupancy Permit Application: Township Engineer Mr. Grove reported that a packet was received from the developer's

traffic consultant making an application to PennDOT to modify the intersection at Route 11 and Sunday Drive by extending Sunday Drive back to Hampden Court and to change the signal timing. Mr. Grove is recommending that the Township Solicitor and the Roadmaster review this packet as well. After review, this can be readdressed at the Workshop Meeting.

Discussion and Possible Motion on request for release of Maintenance Security for Triangle Fire Protection Land Development Project – 20 Roadway Drive: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed on the recommendation of Township Engineer Mr. Grove in his memo dated December 2, 2024, to release the remaining \$9,207.84 being held for Maintenance Security for Triangle Fire Protection Land Development Project – 20 Roadway Drive.

Discussion and Possible Motion to approve the 2025 Meeting Schedule: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize for advertisement the 2025 Meeting Schedule.

NEW BUSINESS:

Discussion and Possible Action about the driveway at 15 Elizabeth Way: Mr. Dan Higgins, 15 Elizabeth Way was present to discuss the entrance to his driveway. The final coat has not been put on Elizabeth Way and he is unable to get his sports car in and out of his driveway and had to purchase ramps to do so. Township Engineer Mr. Grove stated that the curbs were approved this way, and the developer was granted a waiver. After much discussion, it was decided that the Township will communicate with the Developer and let Mr. Higgins know so that they can both come in for a discussion.

Discussion and Possible Action to execute the 2025 Municipal Domestic Animal Protective Services Agreement: Township Manager Mrs. Gault reported that the agreement has changed is now a three-year contract versus a one-year and is \$1,200 due at the beginning of each year. All dogs delivered to the shelter will cost \$300 and cats \$200. After the first year there is a possibility there will be a 4% increase in the annual contracting fee and per animal fee. Only authorized personnel will be allowed to drop off an animal at the shelter. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to execute the 2025 Municipal Domestic Animal Protective Services Agreement.

Zoning Officer Mr. Carpenter reported that the Grange began construction in June. They have constructed forty-six homes, with forty-four already sold. They would like to begin Phase 2 soon.

EXECUTIVE SESSION: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting at 8:20 p.m. for an Executive Session for a personnel matter with no action to be taken as a result.