

**MIDDLESEX TOWNSHIP  
WORKSHOP MEETING  
January 29, 2016**

|                           |                                       |                                                   |
|---------------------------|---------------------------------------|---------------------------------------------------|
| <b>OFFICIALS PRESENT:</b> | <b>SUPERVISORS:</b>                   | Chairman Donald S. Geistwhite, Jr.                |
|                           | <b>SUPERVISORS:</b>                   | Vice-Chairman Steve Larson<br>William H. Goodhart |
|                           | <b>SOLICITOR:</b>                     | Keith O. Brenneman                                |
|                           | <b>DIRECTOR OF<br/>PUBLIC SAFETY:</b> | Barry L. Sherman                                  |
|                           | <b>FIRE CHIEF:</b>                    | Edwin Beam                                        |
|                           | <b>ZONING OFFICER:</b>                | Mark D. Carpenter                                 |
|                           | <b>MANAGER:</b>                       | Eileen M. Gault                                   |
| <b>OFFICIALS ABSENT:</b>  | <b>ENGINEER:</b>                      | Bud Grove                                         |

Chairman Geistwhite called the meeting to order at 7:34 am in the Middlesex Township Building.

**PUBLIC COMMENT:** Mrs. Robin Rohrer of 457 Wolfs Bridge Road was present to discuss an on-going issue with a neighbor that is shooting guns and detonating some kind of explosive devices. Mrs. Rohrer does not mind the shooting of the guns, but would rather have the issues of whatever the explosive device is, be dealt with however possible. The police have responded to this issue, however there is currently no ordinance pertaining to any explosive devices or targets. The Supervisors asked the Township Solicitor Mr. Brenneman to draft an ordinance pertaining to this issue.

Mr. Stanley Tarka of 210 N. Old Stonehouse Road was present and commended the Highway Department for the outstanding job they did with keeping the roads clear and handling the recent snow storm. He also referenced the recent historical mistake that was made in Silver Spring Township with reference to the Bell Tavern. Mr. Tarka understands that you can't preserve everything but hopes that Middlesex Township has in place a due diligence process before a demolition permit is issued and that historical certificates are taken into consideration. Mr. Carpenter assured Mr. Tarka that in the Uniform Construction Code (UCC) which permits are issued under, a review of the historical content is required.

**POSSIBLE CHANGE OF USE OF EXISTING LIGHT INDUSTRIAL BUILDING AT 6 PINE HILL DRIVE:** Present were Rick McGinnis, Caldwell Banker Commercial Realtor, Jason Green, Green Organics and Andrew Glasgow, Executive Director of the Trade Association for Medical Cannabis in Pennsylvania to discuss establishing a medical cannabis use on a property located at 6 Pine Hill Drive. Mr. McGinnis has discussed the issue with the Zoning Officer Mr. Carpenter who responded with a letter of opinion dated December 16, 2015. The medical cannabis use would include business offices, growth of cannabis plants, processing the cannabis plants into medical products, packaging the medical cannabis products, wholesale distribution of medical cannabis products to off-site dispensaries and a research lab to study the medicinal use of cannabis products. The medical cannabis use would be entirely inside the existing building on the property. The medical cannabis use would not be established until such use becomes legal in Pennsylvania and would be operated in compliance with all Federal, State and Local Laws. There was a brief discussion about security measures in which Mr. Green

stated that the state will have a certain level of requirements including the tracking of products from seed, plant and finished products as well as cameras and personnel. Green Organics plan to install \$250,000 or more in security infrastructure. The Supervisors are not opposed to idea and informed Mr. Green, Mr. McGinnis and Mr. Glasgow to return for further discussion once the law is passed.

**TPF 15-20 CARLISLE DOLLAR GENERAL FINAL MINOR LOT CONSOLIDATION PLAN, FINAL LAND DEVELOPMENT PLAN:** On the motion of Vice-Chairman Larson, seconded by Chairman Geistwhite, it was unanimously agreed to approve waivers of the following sections of the Middlesex Township Subdivision and Land Development Ordinance for the Final Minor Lot Consolidation Plan and the Preliminary/Final Land Development Plan for Carlisle Dollar General, to the extent necessary for each of the two plans, subject to the applicant submitting a waiver letter with justification for each and listing the waivers on the plan.

1. [303 and Article V] – Separate Preliminary Plan Submission.
2. [709] – Construction of sidewalks along adjacent road frontage along Spring Road, with required note on plan.
3. [710] – Construction of curbing along adjacent road frontage along Spring Road, with required note on plan.
4. [719.c.(13)1.] – Landscape screen buffers where commercial uses abut existing residential use or district. This is a partial waiver for areas with existing tree line buffer.
5. [719.b.(3)] – Final landscape Plan certified by a Registered Landscape Architect. This waiver is to allow Final Landscape Plan certification by a Professional Engineer.
6. [719.c.(15)(f)] – Any parking area with more than 2,000 square feet of gross area must provide a minimum of ten (10) percent of the gross area of the parking lot to interior landscaping areas.
7. [502.c.(3)(k)(4), 703.c.(10)(b), 719.c.(4)] – A Clear Sight Triangle at the site access driveway onto Spring Road (SR 0034) with condition that applicant obtain PennDOT Highway Occupancy Permit for the access driveway indicating that PennDOT safe sight distance and other permitting requirements are met.

On the motion of Vice-Chairman Larson, seconded by Chairman Geistwhite, it was unanimously agreed to approve the Final Minor Lot Consolidation Plan for Hanjack Realty, LLC., subject to the following condition:

1. That the applicant adds the following note requiring lot consolidation by deed in accordance with SALDO Section 307 to the plan, and submits a copy of the proposed deed of merger to Middlesex Township for review prior to the plan being signed by the Township and released for recording.

The purpose of this subdivision plan is to consolidate two adjacent existing lots or tracts into one tract. Upon recording of this plan, two existing lots are required to be merged by deed into one tract, and any future proposal to subdivide any portion of the tracts so merged shall be in accordance with all requirements of the Pennsylvania Municipalities Planning code (or any successor code or authority), the Middlesex Township subdivision and Land Development Ordinance and the Middlesex Township Zoning Ordinance. A copy of the proposed deed of merger shall be submitted to Middlesex Township for review and approval as a condition of plan approval prior to recording this subdivision plan.

On the motion of Vice-Chairman Larson, seconded by Chairman Geistwhite, it was unanimously agreed to approve the Preliminary/Final Land Development Plan for Carlisle Dollar General, subject to the following condition:

1. That the applicant satisfies all comments of the Township Engineer, bud Grove of Skelly & Loy, Inc. in review memo dated December 22, 2015, to include the suggested conditions for plan approval, in a manner acceptable to the Township Engineer, subject to his final review. That per discussion on page 1 of the above Township Engineer comments, a suitable Stormwater Management Operation and Maintenance Plan is in place prior to the plan being signed by the Township and released for recording.
2. That the applicant satisfies all comments of the Cumberland County Planning Department, in review report dated December 14, 2015 for plat number 15-146.
3. That the Township receive official notice from PennDOT regarding their approval of the Highway Occupancy Permit application for applicable improvements required by this plan prior to the plan being signed by the Township and released for recording.
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 for this plan with the Township in an amount acceptable to the Township Engineer and form acceptable to the Township Solicitor, prior to the plan being signed by the Township and released for recording.
5. That per Section 705.E.2b. 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 non-residential land development of \$1,000 per acre x 2.067 acres (net) = \$2,067, prior to the plan being signed by the Township and released for recording.

**ZHB 16-1 SHADY LANE HOTEL ASSOC., LP VARIANCE APPLICATION FOR OFF SITE BUSINESS SIGN:** An application was submitted to the ZHB for a variance for an offsite business sign which is not allowed in the Zoning Ordinance. It is basically a directional sign near the Hoss's showing how to get to their business. Mr. Sherman and Mr. Carpenter did go out and stake where the sign would be. The Townships main concern is the line of site and safety issue. Before any approval, it is recommended that the applicant have the area surveyed and staked so that it will show exactly where the sign would be placed. As long as it is not a safety issue, it will not be a problem.

**BERNHEISEL BRIDGE WEIGHT LIMITATION:** Mr. Sherman reported that since Bernheisel Bridge has been widened there has been more tractor trailer use of the road. Mr. Sherman is requesting the Supervisors consider an ordinance with a weight limit on Bernheisel Bridge Road. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Solicitor Mr. Brenneman to draft an ordinance pertaining to a no trucks on Bernheisel Bridge Road except for local deliveries.

**RECREATION PROGRAM – SUMMER PLAYGROUND:** Recreation Director Mrs. Jumper presented a proposed change to the Summer Playground program which is currently eight (8) weeks long, five (5) days a week for four (4) hours each day. The proposed change would be four (4) days a week, five (5) hours each day and remain at eight (8) weeks long. The Supervisors are in support of the change. Mrs. Jumper also reported that with the requirement

change of security clearances, she will illuminate the summer program volunteering for now due to the additional costs involved.

**RECREATION BOARD - VACANCY:** Mrs. Jumper reported that a resume was received from a resident interested in filling the vacancy on the Recreation Board. The Supervisors asked that she attend a future meeting so that the Supervisors can meet her and further discuss her being appointed to the Recreation Board.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to reaffirm the Proclamation of Snow Emergency on January 21, 2016 at 3:30 p.m. and rescinding it on January 28, 2016 at 6:00 a.m.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to reaffirm the Declaration of Disaster Emergency on January 21, 2016.

**EMERGENCY PLAN DISCUSSION – ROUTE 11:** Fire Chief Ed Beam was present to report that he was at a meeting at the County EOC to discuss the recent snow storm. Basically PEMA/FEMA has changed some of the ground rules for assistance. They are going by what constitutes as an historical event and this recent storm meets the threshold. The wait is on the President to make his declaration.

The Director of Public Safety Mr. Sherman and Fire Chief Beam are concerned about the congestion that happens when a storm like this occurs and there is no help from the three (3) truck stops. The lots get full and the intersections are blocked. It was suggested that the truck stops need to be put on notice when there is a snow emergency and the truck stops need to close the lot when it is full. It was also suggested to have the National Guard assist at the intersections with traffic and help individuals that are stranded in their vehicles/trucks. Another suggestion was to have a fire lane for emergency vehicles only. After much discussion, The Supervisors would like to have a meeting with the Managers from the truck stops to discuss how we can work together during times like this. The Supervisors asked the Manager to schedule a meeting with Representative Bloom as well. It was also suggested to plan a meeting with all parties involved including PEMA.

The Manager reported that the Tax Collector recently took some Excel computer training classes and was requesting reimbursement for the classes. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to reimburse the Tax Collector Mr. Frank Roberto in the amount of \$210.00 for his computer training classes.

There being no further business, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting at 9:00 a.m. to discuss a personnel matter.