

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
February 22, 2019**

OFFICIALS PRESENT: **SUPERVISOR:** Chairman Donald S. Geistwhite, Jr.
 Vice-Chairman Steve Larson
 William H. Goodhart
 SOLICITOR: Keith O. Brenneman
 DIRECTOR OF
 PUBLIC SAFETY: Barry L. Sherman
 ZONING OFFICER: Mark D. Carpenter
 MANAGER: Eileen M. Gault
 ENGINEER: Bud Grove

Chairman Geistwhite called the meeting to order at 7:35 a.m. in the Middlesex Township Building.

PUBLIC COMMENT: Mr. Stan Tarka stated that he would like to comment on the fourth item below on the agenda.

2018 AUDIT REPORT: Mrs. Cindy Gleim-Pool presented the 2018 Audit Report. She stated that all the records were in order and very organized. She noted that the Fire Tax generated over \$200,000 in revenue for the fire companies and that the Capital Reserve accounts were consolidated and the funds saved were utilized for equipment as planned. Mrs. Gleim-Pool thanked the staff, Administrative Assistant Robin Rohrer and Township Manager Eileen Gault for their cooperation and willingness to work on the weekends to complete the audit. The Supervisors thanked the auditors and staff for all they do.

PRELIMINARY / FINAL MAJOR LAND DEVELOPMENT PLAN PROPOSED NORTHPOINT WAREHOUSE 1700 HARRISBURG PIKE: Present to discuss the plan are Ms. Terri Delo of BL Companies, Mr. Charlie Courtney, Esq. and Mr. Jarred Neal. Terri Delo of BL Companies presented the proposed plan of a 380,000 sq. ft. warehouse. It will have approximately 314 employee spaces, 65 dock door spaces, 8 handicap spaces and 117 trailer spaces. There currently is no specific user for the site.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the submission of the DEP Sewage Facilities Planning Application Mailer for Public Sewer Planning Exemption for the Final Major Land Development Plan for proposed Northpoint Warehouse at 1700 Harrisburg Pike, requesting sewage flows of 2,000 gallons per day.

On the motion of Chairman Geistwhite, 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) and the Middlesex Township Stormwater Management Ordinance No. 6-2011 (SWMO), for the Final Major Land Development Plan for Proposed Northpoint Warehouse at 1700 Harrisburg Pike.

1. [SLDO 301, 501.C.] – Submission of a separate Preliminary Plan.

2. [SLDO 501.C.7.B.] – Fire lane requirements.
3. [SLDO 703.A.8.] – Minimum 50 foot private street right-of-way width.
4. [SLDO 703.A.8., 703.A.9, 703.A.10, 703.D.5.] – Private street design criteria.
5. [SLDO 707] – Installation of sidewalks along Harrisburg Pike (SR 0011), with required note on plan.
6. [SLDO 719.C.7.b.] – Removal of existing trees with diameter of 30 inches or greater.
7. [SWMO 303.H.4] – Infiltration basin maximum depth of 2 feet.
8. [SWMO 303.J.3.] – Detention basin maximum inside side slopes not steeper than 4 horizontal to 1 vertical.
9. [SWMO 303.J.10.] – Minimum distance of 25 feet between a proposed detention basin discharge points and a downstream property boundary.
10. [SWMO 303.K.1.] – Drainage channels with minimum 1 foot freeboard.
11. [SWMO 303.K.9] – Drainage channels with minimum 2% grade.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the Final Major Land Development Plan for Proposed Northpoint Warehouse at 1700 Harrisburg Pike, subject to the following conditions:

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written review dated February 6, 2019, to include the suggested conditions for plan approval, in a manner acceptable to the Township Engineer, subject to his final review.
2. That, as described in the Township Engineer written review dated December 6, 2018 under comment no. 8; the Board of Supervisors hereby permit the use of building and site light fixtures mounted at a height of not to exceed twenty-five (25) feet above finished grade of the surface being illuminated, (with mounting height defined as the distance from the finished grade of the surface being illuminated to the optical center of the luminaire); as allowed by Subdivision and Land Development Ordinance Section 711.D.4.k.
3. That the applicant satisfies all comments of Middlesex Township Municipal Authority by Max E. Stoner, P.E. of Glace Associates, Inc., in written review dated September 4, 2018, subject to their final review.
4. That the applicant satisfies all comments of the Cumberland County Planning Department, in review report dated August 6, 2018 for plat number 18-103.
5. That the Township receive official notice from DEP regarding their approval of the NPDES application for this plan prior to the plans being signed by the Township and released for recording.
6. That No idling signs be shown on the plan for the truck parking areas as required by State Law.
7. That a note be placed on the plan stating that if refrigeration is considered at the warehouse facility, the applicant will comply with Zoning Ordinance sections 14.61.J. requiring

electrical hookups to reduce idling of refrigerated trucks and 14.61.K. requiring noise controls for refrigerated facilities.

8. That per SLDO 703.I.7., the applicant enter into maintenance agreements with all parties having legal access for both Embers Drive and the east-west access road, in a form acceptable to the Township Solicitor; and that all such agreements be recorded and a copy provided to the Township prior to the plans being signed by the Township and released for recording.
9. That the applicant submit all designs related to the PA DOT HOP application to the Township for review and approval prior to submission to PA DOT; and that the Township receive official notice from PA DOT regarding their approval of the Highway Occupancy Permit application for applicable improvements required by this plan prior to the plans being signed by the Township and released for recording.
10. That the applicant enters into a drainage system construction and maintenance agreement with Middlesex Township for any required drainage improvements in the PA DOT right-of-way as part of the HOP.
11. That the applicant enters into a traffic signal construction and maintenance agreement with Middlesex Township for any required modifications to the PA DOT traffic signal permit as a result of the development plan; and that the applicant become a party to the existing traffic signal operation and maintenance agreement between the Township and Flying J.
12. 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 plans being signed by the Township and released for recording.
13. That per SLDO Section 710.E. 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 disturbed acre, or part thereof, prior to the plan being signed by the Township and released for recording.

The applicant accepts the above waivers and conditions.

FINAL MINOR SUBDIVISION PLAN 92 HOOVER ROAD REVISED GRADING AND DRAINAGE PLAN SHEET: Mr. Carpenter reported that the recorded plan shows that the well was originally to be built closer to Hoover Road straight out from the infiltration basin located in front of the house. During construction some revisions were made and Mr. Sheely is submitting a plan for revised grading and drainage. The revised plan shows the well being built closer to the house but still outside of the required setback with a proposal to shift the location of the infiltration basin. The Supervisors would like Township Engineer Mr. Grove to review the plan prior to making a decision. Mr. Stan Tarka appreciates the Supervisors comments and would like to be sure that he won't have any problems on his property due to the plan modifications.

AWARD SURPLUS PROPERTY MUNICIBID: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to award the bid for the metal desk to Mr. Dwayne Wasson from Williamsport, PA in the amount of \$50.00.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to award the bid for the 7 cloth chairs to Mr. Dwayne Wasson from Williamsport, PA in the amount of \$30.00.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to award the bid for the wooden desk to Mr. Kenneth Yoder from Harleysville, PA in the amount of \$50.00.

COUNTRY MANOR MOBILE HOME PARK UPDATE: Chairman Geistwhite mentioned a letter that was received from a resident of Country Manor Mobile Home Park who was concerned about various situations that were not being addressed by the park management. Abandoned mobile homes, potholes not being repaired, water runoff from a spring that was freezing on the road and the lack of road clearance during a recent storm which she felt created a hazard not only for the residence, but emergency responders should there be a need. Since Country Manor is private property there was question as to what the Board of Supervisors could do legally. Township Solicitor Mr. Brenneman stated that if police, ambulance and fire company personnel have difficulty getting into or around in the park due to the road conditions that would be a sufficient basis for the Township to take action. The remedy would not necessarily be a fine, but going to County Court and request an Order that directs the Mobile Home Park Owners to correct the conditions. Director of Public Safety Mr. Sherman is concerned about the water runoff that freezes across Bernheisel Bridge Road and requested this issue is tabled until the March 6, 2019 meeting since Assistant Code Enforcement Officer Mr. Steigleman will be present to provide additional information regarding these issues.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 8:40 a.m.