

**MIDDLESEX TOWNSHIP
SUPERVISORS MEETING
March 6, 2019**

OFFICIALS PRESENT: **SUPERVISORS:** Chairman Donald S. Geistwhite, Jr
 Vice-Chairman Steven Larson

**DIRECTOR OF
PUBLIC SAFETY:** Barry L. Sherman
SOLICITOR: Keith O. Brenneman
ZONING OFFICER: Mark D. Carpenter
MANAGER: Eileen M. Gault
FIRE CHIEF: Ed Beam
ENGINEER: Bud Grove

OFFICIALS ABSENT: **SUPERVISOR:** William H. Goodhart

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Geistwhite called the meeting to order at 7:00 p.m. in the Middlesex Township Building, with Township Solicitor Mr. Brenneman leading the pledge to the flag.

PUBLIC COMMENT: Mr. Stanley Tarka, 210 N. Old Stonehouse Road complimented the Director of Public Safety Mr. Sherman and his road crew for the outstanding job they did clearing the roads during the recent snow storms.

APPROVAL OF MINUTES: On the motion of Vice-Chairman Larson, it was agreed to approve the minutes of February 6, 2019.

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 March 2019 bills.

REPORTS:

Solicitor – No report.

Engineer – Report items farther down on the agenda.

Police – Chief Sherman submitted the monthly Police Report. There was a brief discussion of the report. Report entered into record.

Zoning – Mr. Carpenter submitted the monthly Zoning Report. There was a brief discussion of the report. Report entered into record.

Recreation/Recycling Coordinator – Mrs. Jumper submitted the Recreation Report. Report entered into record. Playground registration will begin soon.

Fire/EMC – Chief Beam submitted the monthly Fire/EMC Report. There was a brief discussion of the report. Report entered into record.

Municipal Authority – Chairman Geistwhite reported that the Municipal Authority cleaned out the original well bore hole and did some developing work to help with turbidity issues.

Manager – Mrs. Gault reported that she has been training Mrs. Jumper as back-up to process payroll in her absence. Mrs. Gault requested authorization from the Board to add Mrs. Jumper to the General Fund and Payroll Bank Accounts and to obtain security clearance for ACH transmission with Orrstown Bank. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the Township Manager to obtain the necessary access for Mrs. Jumper to process payroll when needed.

Mrs. Gault was contacted by County recently regarding a property that went to settlement last year with no property taxes being owed. This year a 2017 interim tax bill was turned over to tax claim and billed to the new property owner. The Township's portion is \$26.96. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to waive the Township portion of the interim tax bill in the amount of \$26.96.

OLD BUSINESS:

Country Manor Mobile Home Park Update: Assistant Zoning Officer Mr. Steigleman presented a slideshow with pictures of some of the conditions at Country Manor Mobile Home. There are mobile homes that are vacant and or abandoned that are uninhabitable, overgrown brush, water run-off that is freezing on the roadway creating unsafe travel, potholes in the road, and roads that were not properly cleared off during the recent snow storms creating unsafe road conditions for first responders, to name a few conditions.

Mr. Steigleman also addressed the unsanitary conditions at a few of the truck stops, hotels and businesses. There was trash, oil and debris that has been dumped in retention ponds and or left along the property area and not disposed of properly.

The Supervisors would like to discuss the situation further to see what if anything can be done to enforce the clean-up at the mobile home park since it is private property. It was agreed that clean-up at the local businesses needs to be enforced regularly.

Final Minor Subdivision Plan 92 Hoover Road revised grading and drainage plan sheet: Mr. Logan Sheely submitted a revised plan and a letter to the Board of Supervisors informing them of some minor revisions made to the stormwater management plan shown on the recorded subdivision plan. The plan is to make the changes at the site once weather and scheduling allows. Township Engineer Mr. Grove did not recommend the revision (relocation of the basin) as being proposed. He was unaware that the water supply well was not constructed in the location proposed. After much discussion and disagreement of the change, Mr. Logan Sheely stated that he will move forward with what he has done and had Brehm-Lebo Engineering develop for him. Township Solicitor Mr. Brenneman will review the plan and the Stormwater Ordinance and discuss with the Township Engineer Mr. Grove before providing the Supervisors with what options they have.

Draft Zoning Ordinance amendment to provide for non-commercial keeping of livestock: Zoning Officer Mr. Carpenter reported that approximately 2 years ago there was a request for keeping of chickens in the Township. He along with the Planning Commission have

been working on a list of standards using a draft ordinance from Cumberland County Planning Commission and Dickinson School of Law. Mr. Carpenter is requesting for it to be reviewed and put in a draft ordinance for advertisement and proposed adoption. Solicitor Mr. Brenneman has reviewed the list and has a few comments and questions for Mr. Carpenter and the Planning Commission that he would like to have addressed before the Supervisors agree to a Public Hearing.

Preliminary / Final Land Development Plan for trucking facility expansion at 100 Roadway

Drive: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson it was unanimously agreed to approve submission of the DEP Sewage Facilities Planning Application Mailer for Public Sewer Planning Exemption for the Preliminary Final Major Land Development Plan for Expansion of Existing Trucking Facility at 100 Roadway Drive for SAIA Motor Freight Line, LLC, requesting sewage flows of 1,260 gallons per day.

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 (SLDO), for the Preliminary Final Major Land Development Plan for Expansion of Existing Trucking Facility at 100 Roadway Drive for SAIA Motor Freight Line, LLC. , subject to the following conditions:

1. [SLDO 501.A.2.] – Plan size and scale.
2. [SLDO 501.C.8., 602.D.,719.] – Landscape Plan, with note on plan stating that the existing tree line at the north property lie of the property shall be maintained between the fence and the property line.
3. [SLDO 501.C.15.] – Clear sight triangles at the entrance to the adjacent property.
4. [SLDO 503.A.11., 718.] – Preliminary Environmental Impact Assessment Report (EIA)

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson it was unanimously agreed to approve the Final Major Land Development Plan for the Preliminary Final Major Land Development Plan for Expansion of Existing Trucking Facility at 100 Roadway Drive for SAIA Motor Freight Line, LLC, 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 22, 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 February 22, 2019 under comment no. 5; 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 February 7, 2018, subject to their final review.

4. That the applicant satisfies all comments of the Cumberland County Planning Department, in review report dated December 17, 2018 for plat number 18-148.
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 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.
8. 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. On recreation fee plan dated 12-12-2018, H.F. Lenz Company calculated 17.8 acres of disturbed land on the total 42.747 acre property. Therefore, the required fee in lieu is 17.8 acres X \$1,000 per disturbed acre = \$17,800. Additional fee in lieu payment will be required to be paid if, as documented on the required as-built survey, more than 17.8 acres are actually disturbed.

NEW BUSINESS:

Carlisle Sports Emporium Liquor License Application: Kimberly Selemba, Attorney, on behalf of Carlisle Sports Emporium was present to request Township approval of an Economic Development License. Applicants are required to obtain municipal approval in the form of a written ordinance or resolution, approving the issuance of an economic development license after a public hearing. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson it was unanimously agreed to advertise for a public hearing on the proposed economic liquor license for March 29, 2019 at 7:30 a.m. Township Solicitor Mr. Brenneman confirmed that Ms. Selemba's client does agree to pay the advertising, stenography and legal cost for the hearing and resolution.

PA Turnpike – Weary Project: Township Engineer Mr. Grove reported that the PA Turnpike Commission is a client of Skelly & Loy, Inc. The Turnpike Commission is working with Mr. Kirk Weary who resides at 135 Clemson Drive and is proposing to improve an existing access-way across from his property to the Conodoguinet Creek and will cross wetlands at two locations. Since wetlands are being impacted by this project and falls within the floodway of the Conodoguinet Creek, a US Army Corps of Engineers-PA DEP Joint Permit is required. This process requires the Township to provide a Stormwater Consistency Letter that states that the proposed project is consistent with the Township's Stormwater Management Ordinance. Mr. Grove is requesting that due to the small area that is being disturbed and virtually no impact, the Township waive the requirement for this project. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson it was unanimously agreed to waive any conflict with Skelly & Loy, Inc. representing both Mr. Kirk Weary and the Township in this manner.

Application for zoning map change – 1166 Harrisburg Pike – Sunday property: Mr. Mark Hipp, Esquire was present on behalf of the applicant and owners Joan C. Heckman, Lois M. Weary, Jane A. Sunday, Peter J. Ressler, Jr. and Paul D. Ressler. The applicant is requesting that the Board consider amending Ordinance No. 3-89 by amending the Zoning Map to change the boundaries of the Commercial Highway (CH) Zoning District to include a portion of property owned by Sunday currently zoned as Residential Farm (RF) located on the north side of U.S. route 11 and north and west of the off ramp on the PA Turnpike comprised of approximately 61 acres. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to schedule a Public Hearing for the proposed zoning map amendment for April 26, 2019.

SALDO waiver to allow consolidation of two existing tracts: Doris E. Do Strock owns Kindred Spirit Veterinary Hospital and would like to add on to make it larger. She is unable to meet the setback requirements in order to add on since the property is currently 2 lots. Ms. Strock would like to consolidate the property into one lot so she is requesting a waiver of the subdivision requirements of the ordinance. Township Solicitor Mr. Brennenman reported that a survey has been done and he has reviewed the deed and finds everything acceptable. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to waive the requirements of the Subdivision Ordinance to allow the 2 lots to be combined by deed of consolidation.

Proposed Ordinance 3 – 2019 providing for a speed reduction on Beagle Club Road: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson it was unanimously agreed to adopt Ordinance 3 – 2019 providing for a posted maximum speed limit of 25 miles per hour on Beagle Club Road (T-502) providing for the erection of signs and establishing penalties thereof.

Authorization to obtain bidding for 2019 road projects: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the Director of Public Safety Mr. Sherman to obtain material and equipment bids for the 2019 road projects for Appaloosa Way, Oak Ridge Road, Birch Road and Hickory Road.

Director of Public Safety requested authorization to sell on Municibid the 1979 Ford Bucket Truck. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the Director of Public Safety to sell the 1979 Ford Bucket Truck on Municibid.

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 8:35 p.m. to Executive Session to discuss a personnel matter with no action being taken by the Board as a result of the Executive Session.