

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
April 26, 2019**

OFFICIALS PRESENT: **SUPERVISORS:** Chairman Donald S. Geistwhite, Jr.
 Vice-Chairman Steve L. 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 7:30 a.m. at the Middlesex Township Building.

PUBLIC COMMENT: None.

REVISED FINAL MAJOR LAND DEVELOPMENT PLAN PROPOSED NORTHPOINT WAREHOUSE AT 1700 HARRISBURG PIKE: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve waivers of 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 Revised Final Major Land Development Plan for Proposed Northpoint Warehouse at 1700 Harrisburg Pike; being the same 11 waivers approved by the Board of Supervisors on February 22, 2019, as stated on the conditional approval letter dated March 4, 2019, with the following additional condition.

1. That, regarding condition no. 6, a waiver of the requirements of SLDO Section 719.C.7.b. to allow removal of existing trees with diameter of 30 inches or greater, the extent of large tree removal be re-examined based on the reduction of paved areas.

On the motion of Chairman Geistwhite, seconded by Chairman Goodhart, it was unanimously agreed to approve the Revised Final Major Land Development Plan for Proposed Northpoint Warehouse at 1700 Harrisburg Pike, subject to same 13 conditions approved by the Board of Supervisors on February 22, 2019, as stated on the conditional approval letter dated March 4, 2019.

Ms. Terry Delo, Project Manager for BL Companies, was present and agrees to the conditions.

FINAL MINOR LOT ADDITION / LOT CONSOLIDATION SUBDIVISION PLAN FOR VANCE & JUDITH ECKERT, DAVID & CYNTHIA ECKERT AND PAUL & ROBIN ECKERT: 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 Final Minor Lot Addition / Lot Consolidation Subdivision Plan for Vance & Judith Eckert and David & Cynthia

Eckert And Paul & Robin Eckert, subject to providing written request and justification for each waiver and listing the waivers on the cover sheet of the plan set.

1. [SLDO 501.A.25.b. & 503.A.4.] – Requirements to locate wetlands and for a wetland's delineation report.
2. [SLDO 502.D.(1)] – Requirement for a Site Context Map.
3. [SLDO 502.D.(2)] – Requirement for a Conservation Analysis.
4. [SLDO 602.D. & 719.] – Requirements for landscape plan and for additional street trees along frontage on Wertzville Road (SR 944).
5. [SLDO 707.A.1.] – Requirement for installation of sidewalks, with required note on plan.
6. [SLDO 708.A.] – Requirement for installation of curbing, with required note on plan.

On the motion of Chairman Geistwhite, seconded by Chairman Goodhart, it was unanimously agreed to approve the Final Minor Lot Addition / Lot Consolidation Subdivision Plan for Vance & Judith Eckert and David & Cynthia Eckert And Paul & Robin Eckert, 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 April 19, 2019 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 written report dated March 27, 2019 for plat number 19-049.

SHEELY REVISED GRADING AND DRAINAGE PLAN: Township Engineer Mr. Bud Grove reviewed what was submitted to him by Mr. & Mrs. Sheely and their engineer Brehm Lebo and found that what was submitted is an acceptable substitute for what was placed on the plan and therefore recommends approval. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to accept the revised grading and drainage plan submitted by the Sheely's for 92 Hoover Road.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF BURGER KING & POPEYES RESTAURANTS REQUEST FOR EXTENSION OF PLAN REVIEW TIME: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the request of Charles M. Suhr, Esquire on behalf of the applicant, to grant an extension of the maximum time period for action on the Preliminary/Final Land Development Plan of Burger King & Popeyes Restaurants until December 4, 2019.

AUTHORIZE ADVERTISEMENT OF NUISANCE ORDINANCE: Director of Public Safety Chief Sherman suggested to the Solicitor to add a Police Officer to who enforces the Nuisance Ordinance which currently lists the Zoning & Assistant Zoning Officer for enforcement. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the Solicitor to advertise for proposed adoption the Nuisance Ordinance.

HICKORY ROAD & TRINDLE ROAD INTERSECTION UPDATE: Director of Public Safety Chief Sherman reported that a response was received from PennDOT regarding the Hickory Road & Trindle Road Intersection where a sight distance is an issue caused by an

elevated section of Trindle Road. PennDOT responded that studies will need to be done since Hickory Road is owned by the Township and is responsible for intersection operations. Also, if the township finds sight distances to be inadequate per PennDOT standards, the Township can take immediate action to correct the deficiency. The Supervisors have asked the Township Solicitor to respond to the PennDOT letter.

EQUIPMENT BID AWARD: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to award the bid to Shlusser's Paving, Inc. total amount of \$43,450.00 for the equipment as listed:

<u>EQUIPMENT</u>	<u>COST PER HR.</u>	<u>TOTAL COST</u>
Milling Machine	\$325	\$ 6,500
Road Widener	\$105	\$ 4,200
Drum Roller	\$110	\$ 5,500
Asphalt Paver	\$225	\$11,250
Dump Truck(3)	\$ 90	\$13,500
Tack Oil Truck	\$ 50	\$ 2,500

Director of Public Safety Chief Sherman mentioned that sometime in July Bernheisel Bridge Road will be closed through the narrows for approximately a week for maintenance.

There was a brief discussion of the progress if any of the new radio system with the County. Director of Public Safety Chief Sherman reported that it is a process that will take some time.

Mr. Carpenter reported that there have been some inquiries about solar panels and in some cases where it is in residential areas, it can create an issue amongst neighbors who do not want to view the panels. Mr. Carpenter suggested changing the Zoning Ordinance to require a fence or buffer around solar panels. The Supervisors have asked Mr. Carpenter to review this issue with the Planning Commission.

Mr. Stanley Tarka, 210 Old Stonehouse Road requested a final clarification with the elevation issue on the Sheely's revised grading and drainage plan where the water is going to be running onto his property. Township Engineer Mr. Bud Grove responded that he approved what was submitted and, on the plan, and that it meets the Stormwater Ordinance Requirements.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting to Executive Session at 8:50 a.m. to discuss a personnel matter with no action to be taken as a result of the Executive Session.