

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
April 28, 2023
7:30 AM**

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

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:30 a.m. in the Middlesex Township Municipal Building.

PUBLIC COMMENT: None.

Discussion and Possible Action on Presentation of Zoning Ordinance Amendment Proposal: Mr. Charles Courtney, Attorney with McNees Wallace & Nurick, was present to discuss with the Supervisors the previously proposed Redevelopment Overlay District Amendment that had been denied at the Public Hearing in February 2023. Mr. Courtney would like to work towards a solution and wanted to know if the Supervisors were still interested in pursuing that amendment with focus on the Walter/Sunday property or continue to work on a broader Ordinance for redevelopment of the corridor along the Harrisburg Pike. Chairman Geistwhite stated that he would like more time to review it.

Discussion and Possible Action on Stormwater Management Plan & Report for Residential Building Lot at 430 Wolfs Bridge Road: Mr. Hurley was present and indicated he had no issues with the Township Engineer's comments. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, acting on the recommendations of Township Engineer, Bud Grove in his memo dated April 27, 2023, we approve the Stormwater Management Plan & Report for Michael Hurley, for construction of a new home at 430 Wolfs Bridge Road on County Tax PIN 21-05-0429-017, 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 27, 2023, in a manner acceptable to the Township Engineer, subject to his final review.

Discussion and Possible Action on Preliminary Final Major Land Development Plan, Pine Hill Industrial Park Lot 3: The applicant's representative, Elizabeth C. Davison, PE of H. Edward Black, and Associates, Ltd, was present and briefly updated the Supervisors on the proposed plan. Ms. Davison indicated that the proposed conditions of approval of the waivers and plan were acceptable to the applicant. On the motion of Vice-Chairman Larson, seconded by Chairman Geistwhite, it was

unanimously agreed to approve waivers of the following four (4) sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8 – 2017 (SLDO), for the Preliminary /Final Major Land Development Plan for Pine Hill Industrial Park Lot 3, 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] – Requirement to submit a separate Preliminary Plan.
2. [SLDO 707.A.1.] – Requirement for installation of sidewalks, with required note on plan.
3. [SLDO 73.E.1.] – Requirement for minimum pavement section for the parking lot and access drive.
4. [SLDO 719.C.16.f.] – Requirement that a parking lot over 2,000 sq. ft. contains a minimum of 10% of the parking area devoted to interior landscaping areas.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Preliminary/Final Major Land Development Plan for Pine Hill Industrial Park Lot 3, subject to the following seven (7) conditions:

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written review memos dated January 30, 2023, and April 21, 2023, 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 the written report dated October 17, 2022, for plat number 22-133, subject to final review by the Township Zoning Officer.
3. 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.
4. That the applicant obtains an NPDES Permit for the development project on this plan, prior to the Township signing and releasing the plan for recording.
5. That the applicant prepares and records a Stormwater management Operation and Maintenance plan for the development, in accordance with SWMO Article V and SWMO Sections 302.F. 303. C.9., in a form acceptable to the Township Engineer and the Township Solicitor.
6. That per Section 705.E.2.b. 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 residential subdivision of \$1,000 per disturbed acre of development area, prior to the plans being signed by the Township and released for recording.
7. 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.

Discussion and Possible Action on request for extension of review time for Final Subdivision Plan, Pine Hill Industrial Park Phase 2: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the request of the applicant's representative Elizabeth C. Davison, PE of H. Edward Black and Associates, Ltd., and grant an extension of the maximum time period for action on the Revised Preliminary Subdivision Plan of Pine Hill Industrial Park until August 12, 2023.

Discussion and Possible Action on request for extension of review time for Preliminary Final Major Land Development Plan, Pine Hill Industrial Park Lot 4: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the request of the applicant's representative Elizabeth C. Davison, PE of H. Edward Black and Associates, Ltd., and grant an

extension of the maximum time period for action on the Revised Preliminary Subdivision Plan of Pine Hill Industrial Park until August 12, 2023.

Discussion and Possible Action on Request for Release of Improvement Security Final Subdivision Plan of Hickory Ridge: Zoning Officer Mr. Carpenter reported that this is to notify the Supervisors that Township Engineer, Mr. Grove will be reporting on this and at that time action can be taken.

Township Board / Staff Comments: Zoning Officer Mr. Carpenter updated the Supervisors on the Zoning Ordinance Rewrite Project. Township Manager reported that staff will be meeting with Silver Spring Township Staff on May 10, 2023, with regards to the Deer Lane closure. Roadmaster Mr. Zook reported on the traffic signal cameras to be installed at three (3) intersections located at I-81 SB, Army Heritage, and the Connector Road. This would require an agreement between Middlesex Township and South Middleton Township. Assistant Codes Enforcement Officer Mr. Steigleman updated the Supervisors on the Quality Inn and Diamond Hotel clean-up.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 8:34 a.m. to Executive Session with no action to be taken as a result.