

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
April 30, 2021**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart Keith O. Brenneman
	SOLICITOR:	
	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
OFFICIALS ABSENT:	ENGINEER:	Bud Grove

Township Manager Mrs. Gault reminded those in attendance via teleconference that the meeting is being recorded.

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

PUBLIC HEARING: PROPOSED ZONING ORDINANCE MAP AMENDMENT TO UNIFIED DEVELOPMENT AREA OVERLAY DISTRICT ON CERTAIN PROPERTIES ALONG CLEMSON DRIVE, WEST MIDDLESEX DRIVE AND WOLFS BRIDGE ROAD IN THE RF AND RC ZONING DISTRICTS: Chairman Geistwhite announced that the first order of business is a Public Hearing in which he then turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman stated that the public hearing is for the purpose of a proposed amendment to the Middlesex Township Zoning Map to allow 209.87 acres of land located along Wolfs Bridge Road and in the Residential Country (RC) and Residential Farm (RF) Zoning Districts to be subject to the Unified Development Area Overlay District. Mr. Brenneman then gave a summary of the procedures followed prior to the hearing. Mr. Brenneman then turned the hearing over to Attorney Tom Nehilla, representative for the applicant. Also, present was Mr. John Snyder of SLD Planning & Consulting. Mr. Nehilla briefly discussed the proposed UDA Overlay zoning map change. The current zoning district allows for the UDA Overlay to allow residential development and the flexibility for land development. Mr. Brenneman stated that the request for the overlay change in the zoning map has nothing to do with the proposed development itself. The Supervisors had no questions for the applicant.

Michael Hurley, 177 Faith Circle, resides north of the proposed area, is concerned with the water runoff problems. He objects to the overlay and is concerned about going from a low density to high density population in this area.

Mr. Brenneman stated that if conditional use approval is granted and anyone is interested in what is specific to the development at this property, they should check the Township agenda for meetings and particularly the Planning Commission Meetings.

Kelly Lauer, 407 Wolfs Bridge Road, questioned whether residents will have to pay for public water & sewer hook-ups. She is concerned with the impact on the wildlife and the quality of life due to the increased noise and light pollution. Ms. Lauer raised the question as to whether a 2-acre buffer can be put up around the homes.

Matt Brady, 325 Wolfs Bridge Road, objects to the change in the zoning. He is aware that development is allowed under current zoning and rezoning does alter the character from single family detached current properties in the area.

Barbara Tate, 118 W. Middlesex Drive, agrees with everything that has been previously said by residents. She is concerned about the change to the quiet country environment. She would like to be able to hook up to the public water & sewer.

Robert Sheaffer, 337 Wolfs Bridge Road, is concerned about the road being close to his home and unsafe for his children. He is also concerned about the cost to hook up to the water & sewer.

Scott Rohrer, 457 Wolfs Bridge Road, is not opposed to anything if it is done right. He also stated that the land is good farmland and recently had soybean and corn crops.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to table the hearing until Wednesday, May 5, 2021, at 7 p.m.

PUBLIC HEARING: PROPOSED CONDITIONAL USE APPLICATION FOR APPROVAL OF UDA OVERLAY DISTRICT MASTER DEVELOPMENT PLAN ON FREY & PHILLIPS WOLFS BRIDGE ROAD PROPERTIES: Mr. Brenneman stated that the public hearing on the request of the estates of Linwood Phillips and Robert Frey for a conditional use approval to prevent the development of a residential development consisting of approximately 313 units in Middlesex Townships Residential Country (RC) and Residential Farm (RF) Zoning Districts. This would include the Unified Development Area Overlay District if granted by the Board of Supervisors. Mr. Brenneman then gave a summary of the procedures followed prior to the hearing.

Mr. Brenneman then asked the following questions that either Mr. Nehilla or Mr. Snyder could answer.

1. Why was a traffic impact study not provided with the application that was submitted in January 2021? One of the requirements under the zoning ordinance is a community impact study and among that is a requirement for a traffic impact study.

After being sworn in, Mr. Snyder responded that the UDA Ordinance requires calculations for both unit density and traffic density. The maximum traffic density allowed is 1.6 and applicant is at 1.3 traffic units. With Wolf Bridge being closed and the Covid Pandemic the school were closed. PENNDOT requires traffic studies to be done when school is operational. Under the Covid Pandemic rules you can get old counts and adjust them for Covid time. However, since the bridge has been closed for 7 years it has not been used.

Mr. Brenneman responded that the zoning ordinance requires that a traffic impact study be submitted with the application and is not optional. That requirement cannot be waived by the Supervisors. Secondly, the bridge was opened on December 8, 2020, and we are now 5 months later since the time of the application submission at a Public Hearing before this Board. Thirdly, there are methods to calculate traffic that PENNDOT uses that determine traffic trips and numbers in spite of Covid. Mr. Brenneman asked if the applicant would you be willing to continue the hearing for 60 days in order to do a traffic

impact study? Mr. Nehilla agreed to the continuation of the hearing and requested a 90-day continuation.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to continue the hearing to July 30, 2021, at 7:30 a.m. Chairman Geistwhite declared the hearing closed.

PUBLIC COMMENT: Stan Tarka, 210 N. Old Stonehouse Road, followed up with a question from a previous meeting if an update can be provided on the American Rescue Plan. Mr. Brenneman has heard nothing further since he commented on it at a previous meeting. Mr. Tarka then asked what the interest rate was that the Township would get for the Jumbo CD listed further down on the agenda. The Township Manager responded that the interest rate is .20% for a little over \$303,000.00. She then reported that should the Township receive money for the American Rescue Plan, half would be received in June 2021 and the remainder in June 2022. This money is to be spent by December 31, 2024. The US Treasury is the one administering this and will be the ones providing final clarity on uses for the funding.

FINAL MINOR SUBDIVISION PLAN FOR JOHN W. GLEIM, JR: 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) for the Final Minor Subdivision Plan for John W. Gleim, Jr.

1. [SLDO501.A.2.] – Requirement for plan to be drawn at a scale no smaller than one inch to one hundred feet (1"=100').
2. [SLDO 503.A.4.] – Requirement to provide a wetlands investigation and delineation report.
3. [SLDO 707.A.1.] – Requirement for installation of sidewalks, with required note on plan.
4. [SLDO 708.A.] – Requirement for installation of curbing with required note on plan.
5. [SLDO 710.E.] – Requirement for payment of fee in lieu of dedicated recreational land.
6. [SLDO 100.1.] – Requirement for subdivision plan being subject to the Middlesex Township Storm Water Management Ordinance including planning and design.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Minor Subdivision Plan for John W. Gleim, Jr. 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 4-22-2021 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 3-31-2021 for plat number 21-030, subject to final review by the Township Zoning Officer.

APPLICATION OF PAUL A WEIDNER FOR WAIVER OF ORDINANCE NO. 8-2017 SUBDIVISION PLAN REQUIREMENTS TO ALLOW LOT CONSOLIDATION BY DECLARATION OF PREVIOUSLY JOINED LOTS ON MOUNTAIN ROAD: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the request of Paul Weidner to waive requirements of the Subdivision and Land Development Ordinance to allow consolidation of the existing lots on Mountain Road by deed into one, as shown on the Lot Consolidation Plan submitted with the request, subject to the following conditions:

1. That the applicant and Middlesex Township approve and sign the Declaration of Consolidation of previously separate lots declaration, that this signed Declaration is recorded just prior to the deed of consolidation and lot consolidation Plan at the Cumberland County Office of the Recorder of Deeds and that proof of such recordation is provided to Middlesex Township

REQUEST FOR EXTENSION OF REVIEW TIME FOR PRELIMINARY MAJOR SUBDIVISION PLAN FOR CUMBERLAND PRESERVE: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the request of the applicant's representative, Andrew S. Williams of 121 Will Farm, LLC to grant an extension of the maximum time period for action on the Preliminary Major Subdivision Plan for Cumberland Preserve for an additional 60 days, until July 7, 2021

PARKS & RECREATION UPDATE: Recreation Director Mrs. Jumper gave a brief update to the Supervisors. She stated that she is going forward with the Summer Playground Program and will follow CDC Guidelines. The outdoor summer concert is scheduled for June 25, 2021, from 6-8 p.m. Mrs. Jumper stated she is considering a band and food trucks for the Fall Festival this year. Yoga classes will resume in mid-June. There is still uncertainty about proceeding with the Splash Pad and Mrs. Jumper would like to delay the opening until after Memorial Day Weekend and change the hours from 12-7 p.m. The Supervisors support Mrs. Jumpers decision.

Mrs. Jumper reported that over the weekend was a working day for the Ashley Pyers Memorial Eagle Scout Project. Family members, friends, and neighbors were in attendance. A special thank you to Zach, Scott and Dee for assisting in guiding this Eagle Scout with his project.

AUTHORIZATION TO RENEW JUMBO CD: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Township Manager to renew the Jumbo CD amount of \$303,525.32 for 12 months at a rate of 0.20% at Orrstown Bank.

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