

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
May 19, 2023
7:30 AM**

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

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 Preliminary Land Development Plan for UGI Carlisle LNG Project: Present for the applicant were John Pisula, PE, Dawood Engineering, Inc. and Heath Kearney, PE, UGI Energy Services, LLC. They were requesting waivers of five (5) sections of the Subdivision and Land Development Ordinance and the Middlesex Township Stormwater Management Ordinance, approval of the Sewage Facilities Planning Module and approval of the Preliminary Land Development Plan.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed, regarding the sewage facilities planning for the Preliminary/Final Land Development plan for UGI Carlisle LNG Project, to adopt Resolution No. 2023 – 8 for plan revision for new land development and approve the Sewage Facilities Planning Module for submission to PA DEP, subject to their review and approval.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve waivers of the following five (5) 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 Preliminary Final Land Development Plan for UGI Carlisle LNG Project, 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 & 601] – Requirement to submit a separate Preliminary Plan.
2. [SLDO 703C.4.] – Requirement for minimum grade on service drive.
3. [SLDO 1101] – Requirement for till slopes.
4. [SLDO 1103.C.] – Requirement that toe of slope must be 25 feet from a property line.
5. [SWMO 303.K.9.] – Requirement for minimum slope of drainage swales.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Preliminary Land development Plan for UGI Carlisle LNG Project, subject to the following 8 conditions.

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written review memos dated May 4, 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 written report dated March 3, 2023, for plat number 23-26, subject to final review by the Township Zoning Officer.
3. That the applicant satisfies comments of the LeTort Regional Authority, in written report by Chairman Andrew C. Parker dated 4/3/2023, in a manner acceptable to the Township Engineer, subject to his final review.
4. 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.
5. That the applicant obtains an NPDES Permit for the development project on this plan and a copy of the permit with all calculations, designs and supporting documentation to get the permit be submitted to the Township, prior to the Township signing and releasing the plan for recording.
6. That the applicant prepares and record 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.
7. That per Section 705E.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.
8. 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.

The applicants agree with and approve of the required conditions.

Discussion and possible action to sell the 2012 Kubota Zero Turn Mower and other miscellaneous items on Municibid: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Roadmaster to sell on Municibid the 2012 Kubota Zero Turn Mower and other miscellaneous items that consist of work area signs, plastic barrels and a small trailer.

Discussion and possible action to sell the 2018 Ford Explorer on Municibid: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the sale of the 2018 Ford Explorer on Municibid.

TOWNSHIP BOARD / STAFF COMMENTS: Zoning Officer Mr. Carpenter reported that there was a meeting with Charter Homes, and they are moving forward with their project. Cumberland Preserve has submitted applications for approximately 20 permits.

Codes Enforcement Officer Mr. Steigleman gave the Supervisors an update on Country Manor West Mobile Home Park regarding water issues that he is working on with Township Solicitor Mr. Brenneman. The owners of the mobile home park, GSP Management, have been cited previously for

these water issues. Mr. Brenneman will prepare a letter for DEP and the Attorney General regarding these issues.

Roadmaster Mr. Zook reported that the staff met with Silver Spring Township staff to discuss the closure of Deer Lane and they were not opposed to it. PennDOT did do markings on the pavement and plan to do some signage as well. Mr. Zook would like to put rumble strips on S. Middlesex Road heading towards Trindle Road at the stop sign and will obtain quotes.

EXECUTIVE SESSION: None

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 8:17 a.m.