

**MIDDLESEX TOWNSHIP  
WORKSHOP MEETING  
May 20, 2022  
7:30 AM**

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

**OFFICIALS ABSENT:**      **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 HEARING: FOR THE PROPOSED AMENDMENTS TO THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE PROVIDING FOR A TEXT AMENDMENT THAT PROVIDES FOR DESIGN, IMPROVEMENT AND CONSTRUCTION SPECIFICATIONS FOR NEIGHBORHOOD DESIGN DEVELOPMENTS:**

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 this is the time and place for a scheduled public hearing on a proposed amendment to the Middlesex Township Subdivision and Land Development Ordinance. The amendment is proposed by Charter Homes Development Properties. Mr. Brenneman then gave a summary of the procedures followed prior to the hearing, including the dates of publication in the newspaper. The Cumberland County Planning Commission as well the Township PC-Planning Commission have reviewed and approved the amendments with comments. At the time of the last PC meeting, it was agreed by applicant's counsel Charles Courtney and the PC that certain design elements will be removed and are attachments to the ordinance. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to continue the public hearing until the June 24, 2022, workshop meeting so that a revised notice of the ordinance can be published, and the hearing can be reconvened to take action on the ordinance at that time. Chairman Geistwhite declared the hearing closed.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2 – 2022 AMENDMENTS TO THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:** This has been tabled until the June 24, 2022, workshop meeting.

**PUBLIC HEARING: FOR THE PROPOSED AMENDMENT TO THE MIDDLESEX TOWNSHIP COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE THE PORTIONS OF THE LETORT ESTATES, LLC PROPERTY DESIGNATED INDUSTRIAL TO MIXED USE COMMERCIAL RESIDENTIAL:** Chairman Geistwhite turned the meeting over to Township Solicitor Mr. Brenneman. Mr. Brenneman stated that this is the time and place for a scheduled

public hearing for a proposed resolution amending Middlesex Township Comprehensive Plan Future Land Use Map to reclassify portions of two (2) parcels of land from Industrial Category to Mixed Use Commercial Residential Category. This hearing is at the request of Letort Estates, LLC. Mr. Brenneman then gave a summary of the procedures followed prior to the hearing, including the dates of publication in the newspaper. The Cumberland County Planning Department and Middlesex Township Planning Commission recommend approval of this proposed amendment. Mr. Brenneman then turned the meeting over to the applicant's counsel Mr. Eric Hume. Mr. Hume briefly discussed the location of the property and the reason for the applicant's proposal. There being no questions or comments, Chairman Geistwhite declared the hearing closed.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2022 – 7 AMENDING THE MIDDLESEX TOWNSHIP COMPREHENSIVE PLAN FUTURE LAND USE MAP:** On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve Resolution 2022 – 7 amending the Middlesex Township Comprehensive Plan future land use map.

**PUBLIC HEARING: FOR THE PROPOSED AMENDMENT TO REZONE PROPERTIES FROM LI-LIGHT INDUSTRIAL TO VC-VILLAGE CENTER ZONING:** Chairman Geistwhite turned the meeting over to Township Solicitor Mr. Brenneman. Mr. Brenneman stated that this is the time and place for a scheduled public hearing for a proposed amendment to Middlesex Township Zoning Ordinance. The proposed change to the zoning map seeks to rezone two (2) parcels of land from LI-Light Industrial to VC-Village Center Zoning. This hearing is at the request of Letort Estates, LLC. Mr. Brenneman then gave a summary of the procedures followed prior to the hearing, including the dates of publication in the newspaper. The Cumberland County Planning Department and Middlesex Township Planning Commission recommend approval of this proposed amendment. Mr. Brenneman then turned the meeting over to the applicant's counsel Mr. Eric Hume. Mr. Hume explained that the properties are located at the intersection of Claremont Road and Harmony Hall and are within the LI District. This property is limited as to how it can be developed in the LI District. There being no further questions or comments, Chairman Geistwhite declared the hearing closed.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 3 – 2022 AMENDING THE ZONING ORDINANCE BY REZONING PROPERTIES FROM LI-LIGHT INDUSTRIAL ZONING DISTRICT TO VC-VILLAGE CENTER ZONING DISTRICT:** On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve Ordinance 3 – 2022 amending the Zoning Ordinance by rezoning properties from LI-Light Industrial Zoning District to VC-Village Center Zoning District.

**PUBLIC COMMENT:** None.

**DISCUSSION AND POSSIBLE MOTION ON REQUEST NO. 2 FOR RELEASE OF IMPROVEMENT SECURITY FOR PRELIMINARY FINAL MAJOR LAND DEVELOPMENT PLAN FOR EXPANSION OF EXISTING TRUCKING FACILITY AT 100 ROADWAY DRIVE FOR SAIA MOTOR FREIGHT LINE, LLC:** This has been tabled until a report is received by the Township Engineer Mr. Bud Grove.

**DISCUSSION AND POSSIBLE MOTION ON STORMWATER MANAGEMENT PLAN & REPORT FOR 16 HOOVER ROAD:** On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, acting on the recommendation of Township Engineer, Bud Grove in his memo dated May 18, 2022, we approve the Stormwater Management Plan for Jon and Sharon Miller at 16 Hoover Road, 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 May 18, 2022, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant enters into a Stormwater Best Management Practices Operations and Maintenance Agreement with Middlesex Township regarding required stormwater improvements, in a form acceptable to the Township Solicitor, and that this agreement is executed by both parties and recorded at the Cumberland County Courthouse, prior to work beginning to install the stormwater improvements.

**DISCUSSION AND POSSIBLE MOTION ON STORMWATER MANAGEMENT PLAN & REPORT FOR 267 NORTH MIDDLESEX ROAD:** On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, acting on the recommendation of Township Engineer, Bud Grove in his memo dated May 10, 2022, we approve the Stormwater Management Plan for James McLaren, Jr., at 267 North Middlesex Road, 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 May 10, 2022, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant enters into a Stormwater Best Management Practices Operations and Maintenance Agreement with Middlesex Township regarding required stormwater improvements, in a form acceptable to the Township Solicitor, and that this agreement is executed by both parties and recorded at the Cumberland County Courthouse, prior to work beginning to install the stormwater improvements.

**TOWNSHIP BOARD / STAFF COMMENTS:** Mr. Steigleman stated that he is in the process of issuing several violation letters.

Mr. Zook reported that he has received correspondence from PENNDOT that they are doing signage updating for safety along RT 944 and includes Deer Lane. There will be pavement markings on either side of Deer Lane and a few other signs. There has been no response about a no left hand turn on Deer Lane.

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 7:53 a.m.