

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
May 31, 2019**

OFFICIALS PRESENT: SUPERVISORS: Chairman Donald S. Geistwhite, Jr.
Vice-Chairman Steve Larson
William H. Goodhart
SOLICITOR: Keith O. Brenneman
DIRECTOR OF
PUBLIC SAFETY: Barry L. Sherman
SOLICITOR: Keith O. Brenneman
ZONING OFFICER: Mark D. Carpenter
MANAGER: Eileen M. Gault

OFFICIALS ABSENT: ENGINEER: Bud Grove

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

PUBLIC COMMENT: None.

PROPOSED ADOPTION OF ORDINANCE 6 – 2019 PROHIBITING CERTAIN NUISANCES: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adopt Ordinance 6 -2019 prohibiting certain nuisances.

INFORMAL REVIEW OF SKETCH PLAN FOR COSTOPOULOS SELF STORAGE FACILITY AT 3101 SPRING ROAD: Present is Mr. Bill Shearer, Jr., and Mr. George Costopoulos to present and discuss a sketch plan for a self-storage facility at 3101 Spring Road. Some special exception and variances approvals are needed but at the present time Mr. Shearer and Mr. Costopoulos are seeking the support of the Board of Supervisors. The Board indicated that they had no issue with the special exception and variances that the applicant indicated is needed and is in support of this plan being reviewed by the Planning Commission.

FINAL SUBDIVISION PLAN FOR JAMES A. GEHR REQUEST FOR EXTENSION OF REVIEW TIME TO 09-06-2019: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the request of Roger c. Watson, P.L.S. of NavTech, Inc. on behalf of the applicant, to grant an extension of the maximum time period for action on the final subdivision Plan for James A. Gehr until September 6, 2019.

UPDATE – HARRISBURG PIKE CLEAN-UP: This issue will be discussed as part of the Executive Session due to possible litigation.

PUBLIC HEARING: PROPOSED ZONING MAP AMENDMENT FROM RESIDENTIAL FARM (RF) ZONING DISTRICT TO COMMERCIAL HIGHWAY (CH) ZONING DISTRICT AT 1166 HARRISBURG PIKE: Chairman Geistwhite turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman reported that the public hearing is on a request to rezone a tract of land of 37.966 acres located at 1166 Harrisburg Pike from Residential Farm (RF) Zoning District to Commercial Highway (CH) Zoning District. Mr. Brenneman gave a summary of the procedures followed prior to the hearing. Mr. Brenneman

then turned the hearing over to Chairman Geistwhite. Attorney Sean P. Delany addressed the rezoning application. There being no further questions or comments from either the Supervisors or public, Chairman Geistwhite declared the hearing closed.

PROPOSED ADOPTION OF ORDINANCE 5 – 2019 REZONING A 37.966 ACRE PORTION OF THE PROPERTY AT 1166 HARRISBURG PIKE FROM RF TO CH: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adopt Ordinance 5 -2019 rezoning a 37.966 acre portion of the property located at 1166 Harrisburg Pike from Residential Farm (RF) to Commercial Highway (CH).

FINAL SUBDIVISION PLAN FOR CUMBERLAND RANGE ESTATES PHASE FOUR: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final subdivision Plan for Cumberland Range Estates Phase four, subject to the attached list of conditions. Applicant was present and agrees with all the conditions.

There was a brief discussion of the Planning Commission working with the County Planning Commission to update the Comprehensive Plan. Also, there was discussion of reviewing and updating Township Ordinances.

EXECUTIVE SESSION: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting to Executive Session at 8:25 a.m. to discuss possible litigation.

DRAFT MOTION FOR BOARD OF SUPERVISORS
AT MAY 31, 2019 MEETING

Final Subdivision Plan for Cumberland Range Estates Phase Four
Plan prepared by Advantage Engineering Services, LLC
Plan Date: February 20, 2019
Township File No. 19-8

I move we approve the Final Subdivision Plan for Cumberland Range Estates Phase Four, subject to the following conditions:

1. That the applicant satisfies all approvals, waivers and conditions of plan approval for the Preliminary Major Subdivision Plan for Cumberland Range Estates and the Stormwater Management Plan for Cumberland Range Estates, as imposed by action of the Middlesex Township Board of Supervisors on June 3, 2015 and stated in a letter from the Middlesex Township Zoning Officer to DGK Real Estate Group, LP, dated June 5, 2015.
2. Developer must show on this plan for Phase Four, all required public improvements approved on the Preliminary Plan, including location and widths of proposed walking trails. Note must be added to plan detailing when and how the proposed walking trails will be built and how they will be maintained until they are turned over to the Home Owner's Association.
3. 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.
4. That the applicant satisfies all comments of the Cumberland County Planning Department, in written report dated April 9, 2019 for plat number 19-052, subject to final review by the Township Zoning Officer.
5. That the applicant satisfies all comments of Middlesex Township Municipal Authority by Max E. Stoner, P.E. of Glace Associates, Inc., in written review dated April 30, 2019, subject to their final review.
6. That the Township receive official notice from DEP regarding their approval of the NPDES application for this plan, as supplemented to include Phase Four, prior to the plans being signed by the Township and released for recording.

7. 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 \$750 per dwelling unit x 9 lots approved for construction of dwelling units = \$6,750, prior to the plans being signed by the Township and released for recording.
8. 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. Developer must update construction cost estimate of required public improvements for Phase Four and increase amount of financial security previously posted with the developer's agreement for Phase Three if deemed necessary after review by the Township Engineer.