

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
June 24, 2022
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	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
	ENGINEER:	Bud Grove
OFFICIALS ABSENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr.

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

CONTINUED PUBLIC HEARING for a proposed ordinance amending 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: Vice-Chairman Larson announced that the first order of business is a continued 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 being 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 and the Township Planning Commission have reviewed and approved the amendments with comments. The meeting was then turned over to the applicant's representative Mr. Chris Knarr, of McNees Wallace & Nurick, LLC. Mr. Knarr stated that the applicants original zoning amendment incorporated street, paving, trenching and curbing specifications. Through this process working with the Township Staff, Township Planning Commission and County Planning, it was recommended to omit the specifications and incorporate them in the Subdivision and Land Development Ordinance (SALDO) which is where they would be more appropriate. The application today is for an amendment to the SALDO to include street, paving, trenching, and curbing specifications relating to Neighborhood Design Development only. When submitted, County Planning and Township Engineer made comments and the Township Planning Commission suggested amending the SALDO to include just the street specifications and removing the trenching, curbing, and paving details. Based on the comments and suggestions, the exhibits of the specifications were removed and only the street specifications are before the Supervisors today. During the SALDO process waivers and modifications will be asked for the other specifications. There were no further questions or comments.

DISCUSSION AND POSSIBLE ACTION to approve Ordinance No. 2 – 2022 amendments to the Middlesex Township Subdivision and Land Development Ordinance: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve Ordinance No. 2 –

2022 amendments to the Middlesex Township Subdivision and Land Development Ordinance. Vice-Chairman Larson declared the continued Public Hearing closed.

PUBLIC COMMENT: None.

DISCUSSION AND POSSIBLE ACTION on permit application for proposed fireworks display at event to be held on July 9, 2022, at 450 Sherwood Drive: Alyssa Holstay, Board President and Director for Selfless Service, Inc., was present to discuss an application that was filed to request a permit for fireworks display at a fund-raising event. This event is being held at the Gleim property on Sherwood Drive and is being hosted by Capozzi Adler, P.C. Mrs. Holstay requested that the issue be tabled until their insurance agent arrived.

DISCUSSION AND POSSIBLE ACTION on Pine Hill Industrial Park Lot #3 proposed development traffic evaluation per agreement: Representative for the applicant, Betsy Davison, of H. Edward Black & Associates, Ltd., was present to discuss the impact of the traffic assessment agreement between David Lutz and Middlesex Township that was done in 2012. The sketch plan for lot 3 is a 5.8-acre tract at the corner of Pine Hill Drive and Wolfs Bridge Road. The developer is interested in building a single building approximately 55,000 sq. feet and wanted to have some idea as to what the contribution per the agreement from the Township would be. Township Solicitor Mr. Brenneman stated that he had spoken with the attorney for the developer and had given him his opinion. Mr. Brenneman stated he would not advise the Supervisors to make any type of comment or decision without a plan or the review and comments of the Township Engineer Mr. Grove who was not present at the meeting. Zoning Officer Mr. Carpenter stated that Mr. Grove had stated he would need time to review this with the Township Solicitor and would like for the developer to be specific as to what they want him to review. The Board of Supervisors is aware of the issue and the Lutz Trust and is in no position to take action at this time.

DISCUSSION AND POSSIBLE ACTION on request for reduction on 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: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, acting on the recommendation of Township Engineer Bud Grove memo dated June 14, 2022, it was unanimously agreed to reduce the Letter of Credit (LOC) Improvement Security down to \$333,000 for the completion of site lighting.

DISCUSSION AND POSSIBLE ACTION on Stormwater Management Plan for John & Sharon Miller for new dwelling at 16 Hoover Road: Zoning Officer Mr. Carpenter stated that when he had this put on the agenda, he forgot that action had already been taken on this and just wanted to inform the Supervisors that the Miller's are moving forward and have provided a Stormwater BMP Agreement as required and will enter into a Developer's Improvement Agreement. The financial security for the improvements has been posted.

DISCUSSION AND POSSIBLE ACTION to execute the MOU from Carlisle Army War College for Police Assistance Services: Director of Public Safety Chief Kingsborough stated that he met with the Chief of Police from the Carlisle Army War College. The war college just went through an audit and due to Homeland Security, they must now enter into an MOU in regard to sharing of information when it comes to active military personnel. On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Director of Public Safety to execute the MOU between Middlesex Township and the Carlisle Army War College.

DISCUSSION AND POSSIBLE ACTION to award the sale of the 2006 John Deere X740A tractor on Municibid: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was

unanimously agreed to award the sale of the 2006 John Deere X740A tractor to Dustin Duff for \$5,001.00.

DISCUSSION AND POSSIBLE ACTION to authorize establishing a Purchasing Card through Members 1st Credit Union: Township Manager Mrs. Gault requested that her current \$50,000 credit card limit is moved to a Purchasing Card. This will allow reoccurring purchases to go through without it being flagged as possible fraud. On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Township Manager to move \$50,000 from the current Visa limit to a Purchasing Card with Member's 1st.

CONTINUED DISCUSSION AND POSSIBLE ACTION on permit application for proposed fireworks display at event to be held on July 9, 2022, at 450 Sherwood Drive: Mrs. Holstay continued to discuss the permit application stating that they have submitted all the required paperwork to the Township in order to have the fireworks display. With regards to the insurance bond, they are asking the Township to accept the Certificate of Liability Insurance in an amount that is five (5) times greater than the amount of required bond. She also realizes that they do not meet the required 60 days for the application process and is requesting a waiver of this requirement. Township Solicitor Mr. Brenneman has no issue with Supervisors waiving the 60-day time limit required or waiving the bonding requirement subject to Middlesex Township and the Board of Supervisors being added as an additional insured on the policy that the applicant has. On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the application for fireworks and to waive the 60-day time limit requirement to get a permit and to waive the one-million-dollar bond requirement, subject to Middlesex Township and the Board of Supervisors being added as an additional insured to the applicant's current Certificate of Liability.

TOWNSHIP BOARD / STAFF COMMENTS: Roadmaster Mr. Zook reported that he received a call from Tuckey Companies who was having issues with deliveries to Ritner Steel parking along Stover Drive. Tuckey Companies were requesting no parking signs in which they would pay for.

Mr. Zook then reported that the connector road in S. Middleton Township that comes out on Trindle Road has a traffic light that is on flash now. S. Middleton is receiving calls from PSP who is concerned about the design of the intersection with a short merge lane.

There being no further business, on the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 8:07 a.m.