

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
June 30, 2023
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart Keith O. Brenneman
	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: **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 rezoning of two properties commonly known as 100 Carolina Way and 1700 Harrisburg Pike from CH-Commercial Highway to IG-Industrial General zoning to make current uses on the properties conforming: 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 for a public hearing on a proposed amendment to Middlesex Township Zoning Ordinance rezoning two properties. Mr. Brenneman then gave a summary of the procedures followed prior to the hearing, including the dates of publication in the newspaper and the posting of the notice of the hearing as required by state law. The Cumberland County Planning Commission and the Township Planning Commission have reviewed and provided comments. The Ordinance proposes the rezoning of two parcels from CH-Commercial Highway to IG-Industrial General Zoning. The parcel tax numbers are 21-07-0465-008 known as 100 Carolina Way and 21-07-0465-095 known as 1700 Harrisburg Pike. These two parcels became none conforming as a result of an Ordinance passed on May 3, 2023. There were no further questions or comments.

DISCUSSION AND POSSIBLE ACTION to approve Ordinance No. 2 – 2023 amending the zoning map as provided under section 3.02 by rezoning portions of the CH-Commercial Highway Zoning District to IG-Industrial General District: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve Ordinance No. 2 – 2023 amending the zoning map as provided under section 3.02 by rezoning portions of the CH-Commercial Highway Zoning District to IG-Industrial General District. Chairman Geistwhite then declared the Hearing closed.

PUBLIC COMMENT: None.

DISCUSSION AND POSSIBLE ACTION on Final Minor Lot Addition/Lot Consolidation & Subdivision Plan for Cynthia J. Bowermaster, Richard L. Bowermaster & Robert M. Eppley, Jr: Mr. Ben Kirk, Burgett & Associates, Inc. representative for the applicant was present. He briefly reviewed the subdivision and land development of the property. On the motion of Chairman Geistwhite, seconded

by Supervisor Goodhart, it was unanimously agreed to approve the waivers of the following six (6) sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8 – 2017 (SLDO) for the Final Minor Lot Addition / Lot Consolidation & Subdivision Plan for Cynthia J. Bowermaster, Richard L. Bowermaster & Robert M. Eppley, Jr., 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.A.6.] – Requirement for Location Map at scale not smaller than 1" =1000'; and instead, allow location map at scale of 1" =2000'.
2. [SLDO 503.A.4.] – Requirement for Wetland Delineation Report.
3. [SLDO 503.A.7.] – Requirement for Storm Water Management Plan addressing the requirements of SLDO Article X and the Middlesex Township Storm Water Management Ordinance.
4. [SLDO 707.A.1.] – Requirement for installation of sidewalks along adjacent streets, with required note on plan.
5. [SLDO 708.A.] – Requirement for installation of curbing along adjacent streets, with required note on plan.
6. [SLDO 719.C.6.] – Requirement for street trees along street frontages.

The applicant's representative agrees with the conditions of the plan approval.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the Final Minor Lot Addition / Lot Consolidation & Subdivision Plan for Cynthia J. Bowermaster, Richard L. Bowermaster & Robert M. Eppley, Jr., subject to the following four (4) conditions:

1. That the applicant satisfies all comments of the Township Engineer, bud Grove of Skelly & Loy, Inc. in written review memo and conditions of plan approval memo, both dated 06/26/2023 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 the written report dated 06/09/223 for plat number 23-71, subject to final review by the Township zoning Officer.
3. That a copy of the proposed deed of merger for lot additions to create reconfigured lot 6 and reconfigured lot 2D shall be submitted to Middlesex Township for review and approval by the Township Solicitor and Township Engineer prior to releasing this subdivision plan for recording.
4. 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 applicant's representative agrees with the conditions of the plan approval.

DISCUSSION AND POSSIBLE ACTION to approve the sale of the 2011 Kubota Zero Turn Mower: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the sale on Muncibid of the 2011 Kubota Zero Turn Mower to Brent Shoffner of Warriors Mark, PA for \$5,678.00.

TOWNSHIP BOARD / STAFF COMMENTS: Assistant Codes Enforcement Officer Mr. Steigleman updated the Supervisors on the drainage situation behind Days Inn. Mr. Steigleman issued the owners a violation notice. Super 8 was also notified of dust issues in the parking lot and the lot being used for tractor trailer parking. He then informed the Supervisors that he had received a petition from Country Manor residents regarding complaints mainly about the road and water conditions.

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 7:55 a.m.