

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
July 26, 2013**

OFFICIALS PRESENT: SUPERVISORS: Vice-Chairman Steve Larson
William H. Goodhart
POLICE CHIEF: Barry L. Sherman
MANAGER: Eileen M. Gault
ENGINEER: Bud Grove

OFFICIALS ABSENT: SUPERVISOR: Chairman Donald S. Geistwhite, Jr.
SOLICITOR: Keith O. Brenneman
ZONING OFFICER: Mark D. Carpenter

Vice Chairman Larson called the meeting to order at 7:34 am in the Middlesex Township Building.

PUBLIC COMMENT: None.

CARLISLE MOOSE LODGE #761 FINAL MINOR SUBDIVISION PLAN / FINAL MAJOR LAND DEVELOPMENT PLAN: On the motion of Vice-Chairman Larson, seconded by Mr. Goodhart, it was unanimously agreed to approve the following three (3) waivers of the Middlesex Township Subdivision and Land Development Ordinance No. 8-90, for the Final Minor Subdivision Lot Addition and Lot Consolidation Plan for Carlisle Moose Lodge #761, dated April 25, 2012, and last revised June 18, 2012, subject to receiving an updated written request letter with justification for each and listing all waivers on the plan.

- 1)Section 709.a. – Sidewalk installation along property frontage, with required note on plan.
- 2)Section 710.a. – Curbing installation along property frontage, with required note on plan.
- 3)Section 719.c.(6)(a)3. – Street Trees on property frontage along existing street.

On the motion of Vice-Chairman Larson, seconded by Mr. Goodhart, it was unanimously agreed to deny the following requested waiver of Middlesex Township Subdivision and Land Development Ordinance, No. 8-90 for the same Final Major Land Development Plan for Carlisle Moose Lodge No. 761.

- 1)Section 705.E.2. – Required fee in lieu of dedication of park and recreation areas.

On the motion of Vice-Chairman Larson, seconded by Mr. Goodhart, it was unanimously agreed to approve the Final Minor Subdivision Lot Addition and Lot Consolidation Plan for Carlisle Moose Lodge #761, dated April 25, 2012, and last revised June 18, 2012, subject to the following conditions:

- 1) That the applicant satisfies all comments of the Township Engineer, Gerald C. “Bud” Grove in written review dated May 18, 2013, in a manner acceptable to the Township Engineer, subject to his final review.
- 2) That the applicant pays the fee in lieu of dedication of park and recreation areas as required by Section 705.E.2. of the Middlesex Township Subdivision and Land Development Ordinance, No. 8-90, as amended.

- 3) Per Middlesex Township Subdivision and Land Development Ordinance No. 3-89 Section 307.c., lot additions or consolidations of existing lots shall be merged by deed into the tract to which it is being added; any future proposal to subdivide any portion of the tracts so merged shall be in accordance all requirements of the Pennsylvania Municipalities Planning Code (or any successor code or authority), the Middlesex Township Subdivision and Land Development Ordinance and the Middlesex Township Zoning Ordinance. In addition, a copy of the proposed deed of merger shall be submitted to the Township for review and approval as a condition of plan approval and the requirements and conditions stated above shall appear as a note on the subdivision plan.

On the motion of Vice-Chairman Larson, seconded by Mr. Goodhart, it was unanimously agreed to approve the following eleven (11) waivers of the Middlesex Township Subdivision and Land Development Ordinance #8-90, for the Final Major Land Development Plan for Carlisle Moose Lodge #761, dated April 25, 2012, and last revised June 18, 2012; subject to receiving an updated written request letter with justification for each and listing all waivers on the plan.

- 1)Section 306 – Review Major Land Development Plan without Separate Preliminary Plan Submission.
- 2)Section 502.b.(2), Section 502.c.(2).(b). – Conservation Analysis. With required information in Environmental Impact Analysis.
- 3)Section 709.a. – Sidewalk installation along property frontage. With required note on plan.
- 4)Section 710.a. – Curbing installation along property frontage. With required note on plan.
- 5)Section 719.b.(3) – Final landscape plan certified by registered landscape architect.
- 6)Section 719.c.(6)(a)3. – Street Trees along existing streets. Harmony Hall Drive.
- 7)Section 719.c.(15)(f) – Off-street parking areas over 2,000 sq. ft. of gross area require minimum 10% of gross area to be interior landscaping areas with minimum of 1 deciduous shade tree per 20 parking spaces.
- 8)Section 503.c., Section 602.b.(4), Section 717.b.2., – Preliminary Traffic Impact Study for commercial development over 10,000 sq. ft. of gross floor area with limited Traffic Study for driveway turn analysis.
- 9)Section 708.e.(3)(a) – Driveway design with curbing at driveway entrance.
- 10)Section 719.(b)(1)(c) – Preliminary landscape plan showing location of proposed underground electric service line(s).
- 11)Section 719.(b)(2)(d) – Final landscape plan showing trees with trunks over 18 inches in diameter.

On the motion of Vice-Chairman Larson, seconded by Mr. Goodhart, it was unanimously agreed to deny the following requested waiver of Middlesex Township Subdivision and Land Development Ordinance #8-90, for the same Final Major Land Development Plan for Carlisle Moose Lodge #761.

- 1)Section 705.E.2. – Required fee in lieu of dedication of park and recreation areas.

On the motion of Vice-Chairman Larson, seconded by Mr. Goodhart, it was unanimously agreed to approve the following waiver of the Middlesex Township Stormwater Management Ordinance #6-2011, for both the Final Major Land Development Plan and the Stormwater Management Plan for Carlisle Moose Lodge #761.

1)Section 303.L.1. – Provide landscaping per Section 303.L.2. in and around all constructed BMPs with a minimum surface area of 1,000 sq. ft.

On the motion of Vice-Chairman Larson, seconded by Mr. Goodhart, it was unanimously agreed to approve both the Final Major Land Development Plan for Carlisle Moose Lodge #761, dated April 25, 2012, and last revised June 18, 2012; and the Stormwater Management Plan for Carlisle Moose Lodge #761, dated April 25, 2012, and last revised December 15, 2012, subject to the following conditions:

- 1) That the applicant satisfies all comments of the Township Engineer, Gerald C. “Bud” Grove in written review dated May 18, 2013, in a manner acceptable to the Township Engineer, subject to his final review.
- 2) That the applicant pays the fee in lieu of dedication of park and recreation areas as required by Section 705.E.2. of the Middlesex Township Subdivision and Land Development Ordinance #8-90, as amended.
- 3) That the applicant satisfies all comments of the Middlesex Township Municipal Authority in written report dated June 7, 2012, in a manner acceptable to the Middlesex Township Municipal Authority, subject to their final review.
- 4) That the applicant enters into a developer’s agreement with the Township regarding required public improvements and posts financial security for required public improvements with the Township in an amount acceptable to the Township Engineer and form acceptable to the Township Solicitor.
- 5) That the applicant receives approval by the Cumberland County Conservation District and the Pennsylvania Department of Environmental Protection of the NPDES Permit application submitted in connection with the plan, and provides copies of approval letters and the approved permit application in digital PDF file format.
- 6) That, per Section 501.B.1.a. of the Middlesex Township Stormwater Management Ordinance #6-2011, the developer prepare a note to be added to the plan designating the entity responsible for operation and maintenance of the on-lot stormwater management BMP facilities consistent with an approved Operation and Maintenance Plan and, in the event that the responsible person or entity fails to do so, granting to Middlesex Township the right but not the duty to enter upon the premises to repair or restore said facilities, to charge and assess the costs thereof to the owner, and to enforce said charges and assessments by lien upon the property; and that the deed for each lot shall contain a covenant binding the grantee and all successors title and interest designating the responsibility for operation and maintenance of the on-lot stormwater management BMP facilities. Both the plan note and deed notes must be submitted for review by the township prior to recording and be in form acceptable to the Township Solicitor.
- 7) That, per Section 501.C. of the Middlesex Township Stormwater Management Ordinance #6-2011, the developer prepare a stormwater operations and maintenance plan booklet, which shall be revised after construction is completed to reflect as-built conditions; and that the developer includes preparation and completion of this document in the required developer’s agreement with the Township regarding required public improvements including the stormwater operations and maintenance plan booklet and posts financial security for required public improvements including the stormwater operations and maintenance plan booklet with the Township in an amount acceptable to the Township Engineer and form acceptable to the Township Solicitor.

- 8) That, per Section 502.A. of the Middlesex Township Stormwater Management Ordinance #6-2011, the developer enters into a stormwater management operation and maintenance Agreement with Middlesex Township, in a form acceptable to the Township Solicitor and record this and other documents as required by this Section.

HOTEL CARLISLE – REDEVELOPMENT PROPOSAL: Mr. Darrell R. Wild, Innovative Real Estate Services and Mr. Farouk Hegazi, owner of Hotel Carlisle, were present to discuss redevelopment of the Hotel Carlisle. According to Mr. Wild, this is the new direction in which Convention Center/Hotels are headed. They are proposing to take the existing hotel spaces and converting them into one and two bedroom apartment spaces and then building high rise hotels around the existing area. Township Engineer Mr. Grove state that this would require major rezoning within the Commercial Zoning and to his knowledge spot-zoning is illegal. He also advised that there would be extensive study requirements that will be costly. This matter is being tabled for further discussion at the meeting on August 7, 2013.

BID FOR LINE PAINTING: On the motion of Vice Chairman Larson, seconded by Mr. Goodhart, it was unanimously agreed to authorize Roadmaster Sherman to obtain bids for line painting.

Mr. Goodhart stated that the Road Crew did an excellent job at Bernheisel Bridge Road (the Narrows) and at Harmony Hall.

There being no further business, on the motion of Vice-Chairman Larson, seconded by Mr. Goodhart, it was unanimously agreed to adjourn the meeting at 8:59 a.m.