

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
July 29, 2022
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. 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
	ENGINEER:	Bud Grove
	ADMIN ASST.	Robin Rohrer

OFFICIALS ABSENT: **MANAGER:** Eileen M. Gault

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:33 a.m. in the Middlesex Township Municipal Building.

PUBLIC COMMENT: None.

DISCUSSION AND POSSIBLE ACTION on an agreement to allow permitting of an alternate onlot sewage disposal system for Christopher and Barbara Bado at 229 Wolfs Bridge Road: Mr. Christopher Bado was present for the discussion. Zoning Officer Mr. Carpenter provided a brief explanation about the approximate 17.7 acres located at 229 Wolfs Bridge Road and the drip micro mound alternative system. He explained that the property owners Christopher and Barbara Bado would like to build a house and have applied for a permit to install this alternative system in which they have had an engineer design. The Township is not required to allow alternate systems. Comments have been provided by DEP and the Sewage Enforcement Officer Mr. Vince Elbel, who is ready to issue a permit. A draft agreement was provided for review to the Township Solicitor Mr. Brenneman in which he prepared an alternate agreement that protects the Township more. The sample provided by DEP did not go into the detail that would typically have under Ordinance 2 – 95 which is the small flow treatment facility ordinance. Mr. Brenneman revised the agreement to require a \$3,500 deposit for a maintenance escrow account, and the language that deals with that. The Supervisors do not have to approve this permit and if they do, they will need this type of security because the law states that if something happens at the property and it is not addressed by the property owner, the Township is responsible under state law. The idea is to protect the township under these circumstances. Mr. Bado objects to this process and stated that he has been working on this process for about 15 months and was never told about the \$3,500 maintenance escrow payment. Prior to purchasing the property, he spoke with Mr. Elbel, Mr. Carpenter and DEP about the permitting process and had a drip micro mound design done by an engineer and wished the \$3,500 escrow were brought up sooner. Mr. Bado asked if the township would consider a construction bond versus an escrow that remains with the township. The Supervisors agree to use the revised agreement that the Township Solicitor has provided. Mr. Bado is not prepared to sign the agreement at this time and would like to reconsider his options.

DISCUSSION AND POSSIBLE ACTION on Final Major Subdivision Plan for Cumberland Preserve Phase 1 UDA/TND Residential Development: Present was Mr. Doug Gosik, P.E. William Site-Civil and Mr. Drew Williams, Developer for the phase 1 final plan. After much discussion, the following waivers and conditions were agreed upon.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the following twelve (12) waivers of sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8 – 90 (SLDO); and the Middlesex Township Stormwater Management Ordinance No. 6 – 2011 (SWMO) for the Final Minor Lot Consolidation Plan & Final Major Subdivision Plan for Cumberland Preserve Phase 1:

1. [SLDO 501.A.2.] – Requirement for maximum 24” x 36” plan sheet size; to allow plan sheet sizes of 30” x 42”.
2. [SLDO 503.A.10.] – Requirement for Preliminary Traffic Impact Study; to allow use of Preliminary Traffic Impact Study submitted as part of the Conditional Use Application for Master Development Plan approval.
3. [SLDO 503.A.11.] – Requirement for Preliminary Environmental Impact Assessment Report; to allow use of Preliminary Environmental Impact Assessment Report submitted as part of the Conditional Use Application for Master Development Plan approval.
4. [SLDO 703.K.3.] – Requirements for intersection sight distance and clear sight triangles; to allow utilization of the minor street clear sight triangle dimension (75’) for all legs of the development’s internal street intersections.
5. [SLDO 707.A.1.] – Requirement for installation of sidewalks along Country Club Road frontage, with required note on plan.
6. [SLDO 708.A.] – Requirement for installation of curbing along Country Club Road frontage, with required note on plan.
7. [SLDO 719.B.1.d.] – Requirements for Preliminary Landscape Plan; to allow the plan to not include proposed elevation contours.
8. [SLDO 719.C16.] – Requirements for landscape street trees along proposed streets; to allow seven (7) of the required 52 street trees along proposed Street B to be planted at alternate locations.
9. [SWMO 303.H.18.] – Requirement for stormwater infiltration practices to be designed to infiltrate the stored volume within 48 hours.
10. [SWMO 303.J.10.] – Requirement for stormwater detention basin discharge points (including the rock apron dissipator to be no less than 25 feet from a downstream boundary; to allow discharge rip-rap apron for Infiltration Basin #1 to be located within 25 feet of the property’s southern boundary.
11. [SWMO 303.J.11.] – Requirement for a stormwater sediment forebay with hardened bottom to be provided at each inlet into detention basins; to allow construction of detention basin sediment forebays without hardened bottoms.
12. [SWMO 303.K.] – Requirement for submission of an Environmental Impact Assessment Report; to allow use of Environmental Impact Assessment Report submitted as part of the Conditional Use Application for Master Development Plan approval.
13. [SLDO 711.D.3.] – Waiver for street light fixtures at intersections.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Major Subdivision Plan for Final Minor Lot Consolidation Plan & Final Major Subdivision Plan for Cumberland Preserve Phase 1, subject to the following conditions:

1. That the applicant satisfies all comments and conditions of plan approval detailed by the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written review dated July 21, 2022, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated January 3, 2022, for plat number 22-001, subject to final review by the Zoning Officer.
3. That the applicant considers plan revisions to satisfy comments of the Letort Regional Authority, in written report dated February 7, 2022, subject to final review by the Zoning Officer.
4. That, the applicant enters into a Developer's Agreement with Middlesex Township Regarding required public improvements in Phase 1, including those required for Country Club Road along the frontage of the entire development property, and posts financial security for the required public improvements 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.
5. That in accordance with the Phase 1 plan, the applicant maintains safe sight distance at the proposed eastern internal collector street intersection with Country Club Road by use of traffic control devices and signage to limit access to and from the collector street to right turn in and right turn out movements only.
6. That the required approval of the US Postal Service be obtained for locations of required cluster mailboxes in Phase 1, prior to the plan being signed by the Township and released for recording.
7. That, 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.
8. That per Section 710.E.2.a. of the Subdivision and Land Development Ordinance No. 8 – 2017, 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 85 lots approved for construction of dwelling units = \$63,750 total, or other amount of \$13,889 as agreed upon by applicant and Township Board of Supervisors prior to the plans being signed by the Township and released for recording.

DISCUSSION AND POSSIBLE ACTION on a request for extension of review time for Land Development Plan at 96 South Middlesex Road: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the request of W. John Madden, P.E., of Frederick, Seibert & Associates, Inc., on behalf of the applicant, to grant an extension of the maximum time period for action on the Preliminary Final Land Development Plan for 96 South Middlesex Road, until November 1, 2022.

DISCUSSION AND POSSIBLE ACTION on a Stormwater Management Plan for Janette Lehman for new dwelling at 355 Hollow Brook Drive, Carlisle, PA: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the waiver of the following section of the Middlesex Township Stormwater Management Ordinance No. 6-2011 (SWMO), for the Stormwater Management Plan for Janette Lehman at 355 Hollow Brook Drive, Carlisle, PA.

1. [SWMO 106.B.] – Requirement to limit Disconnected Impervious Area to 5,000 square feet, thereby allowing 7,872 square feet of Disconnected Impervious Area for this project.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, acting on the recommendation of Township Engineer, Bud Grove in his memo dated July 22, 2022, it was unanimously agreed to approve the Stormwater Management Plan for Janette Lehman at 355 Hollow Brook Drive, subject to the following condition:

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written review dated July 22, 2022, in a manner acceptable to the Township Engineer, subject to his final review.

DISCUSSION AND POSSIBLE ACTION to grant Officer Nathaniel Taylor tenured status as a full-time officer after successfully completing his one-year probationary period: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to grant Officer Nathaniel Taylor tenured status as a full-time police officer after successfully completing his one-year probationary period.

DISCUSSION AND POSSIBLE ACTION to grant Officer Justin Carver tenured status as a Corporal after successfully completing his one-year probationary period: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to grant Officer Justin Carver tenured status as a Corporal after successfully completing his one-year probationary period.

TOWNSHIP BOARD / STAFF COMMENTS: Township Solicitor Mr. Brenneman reported that the Governor recently signed a law that will require an ordinance that allows the Tax Collector to waive late fees and charges on the payment of real estate taxes. Apparently, there is an issue between purchasing a property and the lapse of time by which a tax bill is received. Mr. Brenneman will draft a proposed ordinance.

EXECUTIVE SESSION: None

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 8:41 a.m.