

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
August 25, 2017**

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
 ZONING OFFICER: Mark D. Carpenter
 MANAGER: Eileen M. Gault
 ENGINEER: Bud Grove

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

PUBLIC HEARING: AMENDING ARTICLE VII, SECTION 705 OF THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WITH RESPECT TO DETERMINING THE FEE IN LIEU OF DEDICATION FOR NON-RESIDENTIAL SUBDIVISION AND LAND DEVELOPMENT: Chairman Geistwhite turned the meeting over to the Township Solicitor Keith Brenneman. Mr. Brenneman reported that the public hearing is on the amendment to the Zoning Ordinance to provide for a change in the method that a fee being paid in lieu of dedication of land that is non-residential land is to be calculated. Mr. Brenneman gave a summary of the procedures followed prior to the hearing. Reviews and comments were provided by the Middlesex Township Planning Commission and the Cumberland County Planning Department. Mr. Brenneman then turned the hearing over to Chairman Geistwhite. There being no further questions or comments, at the direction of the Solicitor, Chairman Geistwhite declared the hearing closed.

PUBLIC COMMENT: Mr. Stanley Tarka, 220 Stonehouse Road noted that the agenda item regarding the proposed adoption of the Middlesex Township Combined Pollutant Reduction Plan (PRP) for the Chesapeake Bay Basin, Wertz Run and Hogestown Run is of particular interest to him since Hogestown Run originates in his home.

PROPOSED ADOPTION OF ORDINANCE 5 – 2017 AMENDING ARTICLE VII, SECTION 705 OF THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WITH RESPECT TO DETERMINING THE FEE IN LIEU OF DEDICATION FOR NON-RESIDENTIAL SUBDIVISION AND LAND DEVELOPMENT: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Ordinance 5 – 2017 amending Article VII, section 705 of the Middlesex Township SALDO with respect to determining the Fee-in-lieu of dedication for non-residential Subdivision and Land Development.

PROPOSED ADOPTION OF THE MIDDLESEX TOWNSHIP COMBINED POLLUTANT REDUCTION PLAN (PRP) FOR THE CHESAPEAKE BAY BASIN, WERTZ RUN AND HOGESTOWN RUN: Carrol Ehrhart, Landscape Architect, for Skelly & Loy, LLC was present for the proposed adoption. She briefly reviewed the Municipal Separate Storm Sewer System (MS4) with the main focus on the Pollutant Reduction Plan (PRP) which is part of it. The PRP was available for

public review and comment on the website and at the Township Office for the required 30 days. The ultimate purpose of the PRP is to activate implementation of specific projects to capture and reduce pollutants conveyed by stormwater runoff before they reach streams, rivers, lakes, etc.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt the Middlesex Township Combined Pollutant Reduction Plan For The Chesapeake Bay Basin, Wertz Run And Hogestown Run and authorize the payment in the amount of \$5,000 to the Commonwealth of PA for the 2017 MS4 permit filing fee.

HARDEES DEDICATION OF TRAFFIC SIGNAL BY BILL OF SALE: Township Solicitor Mr. Brenneman reported that he has reviewed the Bill of Sale for the traffic signal that has been completed and is located at Army Heritage Drive and Trindle Road and finds it to be acceptable. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to accept the Bill of Sale from Hardees located at the traffic signal at Army Heritage Drive and Trindle Road.

PROPOSED ADOPTION OF RESOLUTION 2017 – 9 ACCEPTING DEDICATION OF A PORTION OF ARMY HERITAGE DRIVE: Township Solicitor Mr. Brenneman reported that this is the resolution that accepts the dedication of a portion of Army Heritage Drive, primarily the right turn lane at Hardees.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Resolution 2017 – 9 accepting dedication of a portion of Army Heritage Drive.

CUMBERLAND RANGE ESTATES PHASE I SUBDIVISION PLAN REQUEST FOR REDUCTION OF IMPROVEMENT SECURITY AND REQUEST FOR DEDICATION OF MICHELE DRIVE: Township Engineer Mr. Grove recommends that the request for reduction is reduced by \$5,500.00 leaving a remaining Improvement Security in the amount of \$45,836.73.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed on the recommendation of the Township Engineer Mr. Grove, to reduce the Improvement Security by \$5,500.00 leaving a remaining Improvement Security in the amount of \$45,836.73.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed on the recommendation of the Township Engineer Mr. Grove, to deny the request for dedication of Michele Drive, until the recommended items are completed per his memorandum dated August 23, 2017.

CUMBERLAND RANGE ESTATES PHASE 2 SUBDIVISION PLAN REQUEST FOR REDUCTION OF IMPROVEMENT SECURITY: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to on the recommendation of the Township Engineer Mr. Grove, to reduce the Improvement Security by \$84,459.71 leaving a remaining Improvement Security in the amount of \$79,070.16.

FINAL MAJOR LAND DEVELOPMENT PLAN – BEN SOUDER’S LAWNCARE & LANDSCAPING LLC REQUEST FOR EXTENSION OF REVIEW TIME: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to accept a request

for a 90 day extension of review for the Final Major Land Development Plan for Ben Souder's Lawncare & Landscaping LLC until December 7, 2017.

FINAL MINOR SUBDIVISION PLAN FOR 92 HOOVER ROAD - REQUEST FOR EXTENSION OF REVIEW TIME: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to accept a request for a 90 day extension of review for the Final Minor Subdivision Plan for 92 Hoover Road until December 7, 2017.

REVIEW SPECIAL EXCEPTION APPLICATION TO ALTER AN EXISTING NON-CONFORMING SIGN AT 25 ROADWAY DRIVE (Zoning Hearing scheduled for September 13, 2017): Zoning Officer Mr. Carpenter reported that the existing sign is nonconforming because it is too large and the applicant would like to replace it with a smaller sign which is still nonconforming per the Zoning Ordinance. The ordinance requires that the applicant go through the Zoning Hearing Board to obtain special exception in order to reduce the sign. One option would be to revise the Zoning Ordinance to provide for this.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the Township Solicitor Mr. Brenneman to prepare and advertise for adoption an ordinance amendment.

AUTHORIZATION TO HIRE A FULL-TIME EMPLOYEE FOR THE HIGHWAY DEPARTMENT: Director of Public Safety, Mr. Sherman, requested authorization to hire a full-time employee for the Highway Department. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Director of Public Safety to hire full-time Mr. Lonnie McKillip on a 6 month probationary period.

AUTHORIZATION TO HIRE TWO (2) PART-TIME POLICE OFFICERS: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the Director of Public Safety to hire two (2) part-time police officers Mr. Cody A. Phillips and Mr. Jonathan McCoy.

Zoning Officer Mr. Carpenter reported that Carlisle Auto and Truck Salvage is requesting that a formal land development not be required and that township accepts the plan being submitted. Township Solicitor Mr. Brenneman recommends that the Board not waive any requirements until after the submission plan with all conditions noted on the plan. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to deny the request for waiver from the Carlisle Auto and Truck Salvage.

Zoning Officer Mr. Carpenter then reported that a plan was submitted with a couple of food chains, a Burger King and Popeye's, are to be developed on the property where the Western Sizzlin sat on the Harrisburg Pike.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 9:05 a.m.