

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING AGENDA
August 26, 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
	MANAGER:	Eileen M. Gault
	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 Comment: None.

Discussion and possible action on Ordinance 4 - 2022 of Middlesex Township authorizing the execution of a Cable System Franchise Agreement between the Township of Middlesex and Comcast of Pennsylvania / Maryland, LLC: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to execute Ordinance 4 – 2022, authorizing the execution of a Cable Franchise Agreement between Middlesex Township and Comcast of Pennsylvania / Maryland, LLC.

Discussion and possible action on request for reduction of Improvement Security for Final Subdivision Plan for Hickory Ridge: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, acting on the recommendation of Township Engineer Mr. Grove in his memo dated August 23, 2022, it was unanimously agreed to reduce the Improvement Security for the Final Subdivison Plan for Hickory Ridge down to \$9,280.00.

Discussion and possible action on application of CRG Real Estate for amendments to the Comprehensive Plan, Zoning Ordinance Map, and text for Miracle Mile Revitalization Overlay District: Mr. Chris Knarr was present on behalf of the applicant CRG Real Estate. CRG is the equitable owner of several tracts of land approximately 3.5 miles on both sides along the Harrisburg Pike and is requesting that the Board of Supervisors amend the Township Comprehensive Plan and Zoning Ordinance in order to encourage a mixture of uses in this area with an Optional Overlay District. The Supervisors are in support of this going before the Planning Commission for review and comments.

Discussion and possible action on Final Lot Consolidation and Major Land Development Plan for Letort Estates: Mr. Doug Brehm, representative for the applicant was present and agreed to the following.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to regarding the sewage facilities planning for the Final Lot Consolidation and Major Land Development Plan for LeTort Estates, approve the Sewage Facilities Planning Exemption Module for submission to PA DEP, subject to their review and approval.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve waivers of the following sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8 – 2017 (SLDO), and the Middlesex Township Stormwater Management Ordinance No. 6 – 2011 (SWMO), for the Final Lot Consolidation and Major Land Development Plan for LeTort Estates, 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] – Requirement for separate Preliminary Plan.
2. [SLDO 703.1.5.] – Requirement for single driveway for each lot, to allow second emergency access driveway into the site.
3. [SLDO 707.A.1.] – Requirement for installation of sidewalks along adjacent streets, with required note on plan.
4. [SLDO 708.A.] – Requirement for installation of curbing along adjacent streets, with required note on plan.
5. [SLDO 719.B.3.] – Requirement for Final Landscape Plan certified by a professional Landscape Architect.
6. [SLDO 719.C.6.a.3.] – Requirement for Street Trees along adjacent streets, and instead provide required screen buffer per SLDO 719.C.14.a.3.
7. [SLDO 719.C.16.f.] – Requirement for parking lots over 2,000 square feet to provide 10% of the interior for landscaping; and that no more than 25 parking spaces in a row should be proposed without a landscaping island, unless the plan is revised to meet these requirements prior to recording.
8. [SWMO 303.D.1.] – Requirements for methods to determine peak stormwater discharge rates from the site, to instead allow use of the Modified Rational Equation Method for this calculation.
9. [SWMO 303.D.4.a.2.] - Requirement that agricultural sites shall use rational runoff coefficient for ground cover of pasture in good condition for pre-development hydrologic calculations; to instead allow use of rational runoff coefficient for ground cover of meadow in good condition for this calculation.
10. [SWMO 303.G.2.] - Requirement to provide infiltration of additional volume generated by post development site conditions.
11. [SWMO 303.J.1.] – Requirement to not place detention basins in, over or within one hundred feet of known sinkhole locations.
12. [SWMO 303.J.3.] – Requirement to maintain a minimum slope across detention basin bottom at 2%.
13. [SWMO 303.L.] – Requirement for a professional Landscape Architect to design landscape plan for around the stormwater management basin.

14. [SWMO 303.L.2.a.1.] – Requirement to provide wildflowers and non-aggressive grasses in and around the constructed BMP's (detention basin).

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Lot Consolidation and Major Land Development Plan for LeTort Estates, subject to the following 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 08/22/2022 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 written report dated 8/4/2022 for plat number 22-084, subject to final review by the Township Zoning Officer.
3. That the applicant satisfies all comments of the Middlesex Township Municipal Authority (MTMA) Engineer, Max E. Stoner of Glace Associates, Inc. in written review memo dated 08/04/2022, in a manner acceptable to the MTMA Engineer, subject to his final review.
4. That the applicant satisfies comment numbers 2 and 7 of the LeTort Regional Authority, in written report by Chairman Andrew C. Parker dated 8/9/2022.
5. That the emergency access roadway be constructed to support the weight of a standard fire engine of 40,000 to 50,000 pounds.
6. That the applicant enters into a developer's agreement with Middlesex Township regarding required public improvements and posts financial security for required public improvements for this plan 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.
7. That per Section 705.E.2.b. of the Subdivision and Land Development Ordinance No. 8 – 90, 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 \$1,000 per disturbed acre of development area, prior to the plans being signed by the Township and released for recording.
8. That the applicant obtains an NPDES Permit for the development project on this plan, prior to the Township signing and releasing the plan for recording.
9. That the applicant prepares and record a Stormwater Management Operation and Maintenance plan for the development, in accordance with SWMO Article V and SWMO Sections 302.F.303.C.9., in a form acceptable to the Township Engineer and the Township Solicitor.
10. 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.

Discussion and possible action on application of Cellco Partnership D/B/A Verizon Wireless for special exception to allow personal wireless service facility development at 25 Wagner Drive in RC (Residential Country) District: Zoning Officer Mr. Carpenter reported that Verizon Wireless is proposing a 157-foot cell tower at 25 Wagner Drive. The Zoning Hearing Board is tasked with reviewing the application to see if it meets the Ordinance and granting or denying the

application. There was some opposition at the Planning Commission Meeting. The Supervisors take no position on this issue.

Discussion and possible action on application of Charles and Joanne Reynolds for front yard variance at 5 Bayberry Road in RC (Residential Country) District: Zoning Officer Mr. Carpenter reported that the applicants are requesting a variance to allow a setback in order to build a porch. The Supervisors support this variance.

Discussion and possible action to retain a Traffic Engineering Consultant to assist in the review of the Traffic Impact Study for Charter Homes – Grange Project: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, on the request of Township Engineer Mr. Grove, it was unanimously agreed to retain a Traffic Engineering Consultant to assist in the review of the Traffic Impact Study for the Charter Homes – Grange Project. It is expected that the developer will pay for the costs of the professional consultant.

After much discussion it was agreed to revisit the Ground Water Protection Overlay District.

Discussion and possible action to advertise for adoption at a later date, an Ordinance on Act 57 of 2022 requiring each taxing district to provide for the waiver of additional charges for the non-payment of real estate taxes: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Township Solicitor to advertise for adoption an Ordinance on Act 57 of 2022 requiring each taxing district to provide for the waiver of additional charges for the non-payment of real estate taxes if the tax payer provides evidence of not receiving the tax bill.

Township Board / Staff Comments: Supervisor Goodhart asked Zoning Officer Mr. Carpenter about the tire place across from Sheetz. Mr. Carpenter reported that it is vacant and that sometimes there are trucks in the lot. Assistant Codes Enforcement Officer Mr. Steigleman stated that he had contacted the owner of the property who told him they are having the property surveyed and would like to put a business there. He was told that no truck parking is allowed. Mr. Carpenter reported that a developer is looking to put in a daycare at the old Hoss's property.

Roadmaster Mr. Zook reported that the single-axle truck is scheduled for the chassis to be built in October.

The Township Manager reported that she is currently researching accounting software and will provide the Supervisors with an update in the near future.

Executive Session: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting at 8:29 a.m. to go into Executive Session for a personnel matter with no action to be taken as a result.