

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
August 29, 2014**

OFFICIALS PRESENT: **SUPERVISORS:** Chairman Donald S. Geistwhite, Jr.
 Vice-Chairman Steve Larson
 William H. Goodhart
 SOLICITOR: Keith O. Brenneman
 POLICE: Chief 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. Chairman Geistwhite then announced to the seven (7) residents in attendance for the proposed zoning change that RSR Realty withdrew the request for a zoning change at South Middlesex Road which is why there will not be a public hearing on the subject.

PUBLIC COMMENT: Dr. Stanley Tarka of 210 N. Old Stonehouse Road read his three (3) page opposition for the proposed zoning change at South Middlesex Road and requested it be entered into the minutes for future documentation. (See Attached).

Dr. Tarka then commented about the change with the new trash hauler and how it has been nothing but positive. The township is cleaner since the recycling toters have lids and more recycling is being done.

TPF 14 – 5 CARLISLE INTERCHANGE SALT SHED – PA TURNPIKE FINAL MINOR LAND DEVELOPMENT PLAN AND STORMWATER MANAGEMENT PLAN: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the following six (6) waivers of the following sections of the Middlesex Township Subdivision and Land Development Ordinance for the Final Minor Land Development Plan and Stormwater Management Plan of Carlisle Interchange Salt Shed for Pennsylvania Turnpike.

1. [305] – Submission of a Preliminary Plan.
2. [705] – Recreation Fee
3. [706] – Setting property corner monuments and markers.
4. [709] – Construction of Sidewalks.
5. [710] – Construction of Curb.
6. [1202] – Landscaping.

On the motion of Chairman Geistwhite, seconded by Mr. Goodhart, it was unanimously agreed to approve the Final Minor Land Development Plan and Stormwater Management Plan of Carlisle Interchange Salt Shed for Pennsylvania Turnpike, subject to the following conditions:

1. That the applicant satisfies all comments of the Township Engineer, Mr. Bud Grove of Skelly & Loy, Inc. in written plan review no. 2 dated August 21, 2014 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 July 28, 2014 for plat number 14-076.

3. That the applicant satisfies all comments of the LeTort Regional Authority in written review dated July 23, 2014.

HOWARD DETRAGLIA – DETRAGLIA EXCAVATING: Mr. Howard Detraglia was present to discuss the Recreation Fee in Lieu that he is required to pay prior to developing on a property he purchased. He disagrees with having to pay this fee, why the previous owner of the property didn't pay the fee instead and stated that the Zoning Ordinance is not clear on the issue. Township Solicitor Mr. Brenneman informed Mr. Detraglia that one of the conditions for approval of his plan was payment of the recreation fee. Mr. Detraglia's plan was approved at the July 2, 2014 Supervisors Meeting with no opposition from Mr. Detraglia's representative at the meeting.

Mr. Detraglia then stated that as of today he did not want the Zoning Officer Mr. Mark Carpenter on or near his property. Mr. Detraglia does not feel as though he can be treated fairly by Mr. Carpenter and would prefer another inspector which Mr. Detraglia has agreed to pay for. Mr. Carpenter did state that he will have to be the one to issue the permit.

LINE PAINTING BID AWARD: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to award the line painting bid to Alpha Space of Chambersburg, PA, in the amount of 0.094 FL for double yellow line and 0.047 FL for single white line for a total of \$30,033.00.

Chairman Geistwhite thanked and applauded the Highway Department for the job that was done on the Bernheisel Bridge Road Project.

There being no further business, on the motion of Chairman Geistwhite, seconded by Mr. Goodhart, it was unanimously agreed to adjourn the meeting at 8:50 a.m.

August 29, 2014

OPPOSITION TO PROPOSED ZONING CHANGES SOUTH MIDDLESEX ROAD (51.55 ACRES)
FROM RESIDENTIAL FARM (RF) TO RESIDENTIAL TOWNE (RT)

Chairman Geistwhite, Supervisors Mr. Larson and Mr. Goodhart:

I come before you today as a Township Resident to voice my opposition to any proposed zoning change by RSR Realty to the 51.55 Acres on South Middlesex Township from RF to RT. While the request by the developer has been withdrawn, it is still very pertinent for the formal record of this hearing that my comments be entered into the minutes of this proceeding for future documentation.

This request by the developer is purely in the interest of the developer and not in that of the township and specifically the interests of the residents in this area that will be directly and permanently adversely impacted by this ill-conceived request.

As a township resident, I have spoken to a number of people in my neighborhood who because of the timing of this hearing being scheduled at 7:30 AM cannot attend due to work requirements, have nevertheless expressed their opposition to this proposal and want a voice in any final decision.

We want to remind the supervisors that you have been elected to represent us as township citizens and taxpayers, and not an outside developer who is looking out for their own personal interest and profit.

As supervisors, you need to address the following should this matter come up again:

Please answer the question: why is this in the best interest of Middlesex Township?

As residents, when our properties were purchased and we set our roots here and invested our savings into our respective properties, we did so fully mindful of the zoning regulations spelled out in Article VII where it explicitly states under Section 6.05 that minimum single family lot requirements are 60,000 square feet.

We agreed and came to Middlesex Township because it was a "Rural Restricted Township" and this is what we knowingly want to maintain and also what has been reiterated as part of the Township's Comprehensive Plan.

The Township has no reason whatsoever to change this in order to placate a developer.

Simply put: You do not “Drop” a high density residential development into a Farm and Residential Area as this property piece is zoned.

It is totally both unfair and unjust to those of us who bought and built relying upon the existing zoning that has been in place and which has been reaffirmed in the strategic plan.

As our elected representatives, we ask all of you supervisors to resoundingly vote “NO” and reject this request now or in the future should it come to a vote.

The property is Prime agricultural Land and is actively being farmed fitting the parameters expressed by the township for active agriculture in their comprehensive plan.

The County Planning Commission’s Review of July 28, 2014 found the developer’s request to be inconsistent with the County’s comprehensive plan and cited the following:

1. The proposed change is not consistent with the County's Comprehensive Plan which identifies this area for agricultural use in the Agriculture/Prime Farmland land use category. The tract is underlain by Hagerstown Silt Loam (HaB) which is Class II Prime Farmland soils.
2. The proposed change does not appear consistent with the Middlesex Township Comprehensive Plan which indicates the area for low density residential use. Low density residential use is defined in the comprehensive plan as detached residences (AS-1) and 15,000 sq. ft. lot size or greater in the zoning ordinance (pg. VII-1). The proposed RT d district is a medium density zone permitting all types of residences at 3.5 units per acre.
3. The tracts proposed for rezoning are enrolled in the Township's Agricultural Security Area Program which seeks to promote agricultural use of the land.
4. There does not appear to be a need for additional RT zoning at this time. There is currently over 450 acres of undeveloped land in the RT zone adjacent to the proposed rezoning.
5. The need for more housing to serve the population may not be necessary. Several large residential developments are in various stages of being approved or built such as Pennterra, Cumberland Knoll, Keystone Arms, and Cumberland Range Estates. Also, the 2010 Census indicates the housing vacancy rate for the Township to be 4.9%, which is considered a healthy vacancy rate. The Township's Comprehensive Plan recommends between three and six percent to provide opportunities for mobility and housing choice (pg. 7).
6. An active rail line traverses the area to be rezoned and the safety impact of

increasing the residential density along the railroad corridor should be considered.

NOTE: This developer's request would result in approximately 3.5 units/acre (12,445 square ft. lot size as opposed to current 60,000 sq. feet). This translates to ~175 homes for this parcel versus if it were following current zoning (~36 homes).

The developer has much to gain from such a change and the township and current residents in this area, conversely much to lose permanently.

Our present concerns do not even touch upon the impact that it will have on us as taxpayers for the increased pressures on roads from additional use, safety issues, and permanent negative impacts on CVSD requiring more facilities, teachers, buses and transportation.

In summary, with these overwhelming facts before you, and as our elected representatives of this township, it is requested that you all please vote NO now or at any time in the future and deny this request.

Thank you.

Dr. Stanley M. Tarka Jr., Ph.D.

210 North Old Stonehouse Road

Carlisle, PA