

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
August 30, 2019**

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

OFFICIAL ABSENT: **ENGINEER:** Bud Grove

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

PUBLIC COMMENT: Mr. Stan Tarka had some questions about the Toigo Farms agenda item below.

AMY BRICKNER OF STOVER FARMS, DISCUSSION OF ACCESSORY FARM USE: Ms. Amy Brickner, 4th generation dairy farmer of Stover Farms presented to the Supervisors a way she wants to add dairy products to their current location. Ms. Brickner is a recipient of a PA Dairy Investment Grant through DCED. She plans to fit a shipping container dairy plant with a 100-gallon vat pasteurizer. There are plans to make fresh cheese curds, flavored high protein milk, yogurt and cream options. Agritourism opportunities and a retail store will be linked to the farm processing. Ms. Brickner wants to know what she needs to do to make it permissible for her to have processing and retail at their farm. The Supervisors are in favor of this concept and suggests she continue to work with Zoning Officer Mr. Carpenter for guidance through this process.

FINAL SUBDIVISION PLAN FOR JAMES A. GEHR: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the waivers of the following section of the Middlesex Township Subdivision and Land Development Ordinance No. 8-2017 (SLDO), for the Final Minor Lot Consolidation and Lot Addition Subdivision Plan for James A. Gehr, 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.A.2.] – Requirement for Plan Size and Scale.
2. [SLDO 503.A.4.] – Requirements to delineate wetlands and for a wetland’s delineation report; subject to placing a note on the plan that any future building or development will require the applicant to perform a wetland delineation and prepare a report of its findings for submission to the township.
3. [SLDO 707.A.] – Requirement for installation of sidewalks, with required note on plan.
4. [SLDO 708.A.] – Requirement for installation of curbing, with required note on plan.
5. [SLDO 719.B.] – Requirements for Landscape Plan.
6. [SLDO 719.C.6.] – Requirements for Landscape Street Trees on existing road frontages.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Minor Lot Consolidation and Lot Addition Subdivision Plan for James A. Gehr, 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 dated August 12, 2019 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 March 4, 2019 for plat number 19-029.
3. That the applicant revise the plan to show a blowup of the private access right-of-way to lot 2 at the intersection with Spring Road, revise the location of the access driveway in the right-of-way so it enters Spring Road at a 90 degree angle and revise the side yard building setback line so it is 20 feet from the private access right-of-way to lot 2.
4. That, as required by SLDO Section 703.I.7., an access agreement for the proposed shared private access driveway across lot 3 to lot 2 must be established between the landowners to clarify use and maintenance responsibilities. That applicant add note on plan stating that "lot 2 and lot 3 are proposing to use a shared driveway and an access and maintenance agreement for the proposed shared private driveway will be recorded along with the deeds for these lots." That applicant provides a draft copy of the shared driveway access and maintenance agreement to the Township for review by Township Solicitor prior to recording.

APPALACHIAN ESTATES FINAL SUBDIVISION PLAN STATUS OF SITE IMPROVEMENTS AND IMPROVEMENT SECURITY: The Township is currently holding improvement security for this development which was approved in 2004. Improvement bonding has not been increased and the current amount being held is \$45,450.83. Township Engineer Bud Grove did some inspections to access what was completed and what wasn't according to the developer's agreement. In his memo dated August 13, 2019, Township Engineer included an updated estimate of probable cost in the amount of \$163, 497.57 to complete the site improvements as called for on the approved subdivision plan. Township Solicitor Mr. Brenneman will write a letter to Tiday Property Management, LLC requesting an increased improvement security.

TOIGO FARMS FINAL STORMWATER MANAGEMENT PLAN STATUS OF SITE IMPROVEMENTS AND IMPROVEMENT SECURITY: Per memo dated August 19, 2019, Township Engineer Bud Grove did some inspections of the rain gardens and infiltration basins and found that one rain garden is holding water and the other one is dry and appears to be functioning as designed. The current amount being held is \$100,329.38 for site improvement which has not yet entered the required maintenance period. Toigo Farms will be notified of this recommendation noted in the memo.

JHCK ENTERPRISES (DETRAGLIA EXCAVATING) FINAL LAND DEVELOPMENT PLAN REDUCTION OF IMPROVEMENT SECURITY: Per memo dated August 23, 2019, Township Engineer Bud Grove did some inspections and found some of the improvements completed and some incomplete. At this time the Engineer recommends that the improvement security currently being held be reduced to \$33,851.21. The estimate list attached to the memo lists items that were secured and the balance needed to complete construction. JHCK Enterprises will be notified of this recommendation.

SHEETZ STORE – EMBERS DRIVE & SR 0011 FINAL LAND DEVELOPMENT PLAN REDUCTION OF IMPROVEMENT SECURITY: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to acting on the written recommendation of Township Engineer, Bud Grove in memo dated August 19, 2019, we deny the request for release of improvement security being held for the Final Land Development Plan for Sheetz Store at Embers Drive and SR 0011, until work on the two site improvement items mentioned in the Township Engineer's memo are completed to the satisfaction of the Township Engineer.

BID AWARD FOR LINE STRIPING: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to award the bid for line striping to Alpha Space Control Co., Inc. in the amount of \$0.1016 per ft. for a double yellow line and \$0.0508 per ft. for a single white line for a total project cost of \$32,461.20.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 8:39 a.m.