

**MIDDLESEX TOWNSHIP
SUPERVISORS MEETING
September 7, 2016**

OFFICIALS PRESENT: SUPERVISORS: Chairman Donald S. Geistwhite, Jr.
Vice-Chairman Steven L. Larson
William H. Goodhart
SOLICITOR: Keith O. Brenneman
DIRECTOR OF
PUBLIC SAFETY: Barry L. Sherman
ZONING OFFICER: Mark D. Carpenter
MANAGER: Eileen M. Gault
FIRE CHIEF: Ed Beam
ENGINEER: Bud Grove

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Donald S. Geistwhite, Jr. called the meeting to order at 7:00 p.m. in the Middlesex Township Building, with Supervisor Goodhart leading the pledge to the flag.

PUBLIC COMMENT: None.

APPROVAL OF MINUTES: On the motion of Vice - Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the minutes of July 6, 2016 with Chairman Geistwhite abstaining since he was absent from the meeting.

On the motion of Chairman Geistwhite, seconded by Vice - Chairman Larson, it was unanimously agreed to approve the minutes of July 29, 2016.

On the motion of Chairman Geistwhite, seconded by Vice – Chairman Larson, it was unanimously agreed to approve the minutes of August 3, 2016.

AUTHORIZE PAYMENT OF BILLS: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the payments of the August 2016 bills.

REPORTS:

Solicitor – None.

Engineer – Mr. Grove reported that he has not forgotten about the SALDO revisions and is trying to get a majority of it completed by the end of September.

Police – Mr. Sherman submitted the monthly Police Report. There was a brief discussion of the report. Report entered into record.

Zoning – Mr. Carpenter submitted the monthly Zoning Report. There was a brief discussion of the report. Report entered into record. Mr. Carpenter reported that demolition was completed on the Western Sizzlin located on Clinton Avenue. Mr. Carpenter also reported that Solar City has come to Pennsylvania marketing to install for free on any home a solar system that will lower your energy costs.

Recreation/Recycling Coordinator – Mrs. Jumper submitted the monthly Recreation Report. Report entered into record. Mrs. Gault mentioned that the Fall Festival was coming up on September 17, 2016.

Fire/EMC – Chief Beam submitted the monthly Fire/EMC Report. There was some discussion about the report. The report was entered into record. Chief Beam submitted a letter to the Supervisors requesting their consideration for increasing the fire company contributions for the 2017 budget.

Municipal Authority – Chairman Geistwhite reported that the Authority is going along well.

Manager – None.

OLD BUSINESS:

TPF 15-4 Cumberland Valley Commons Preliminary Subdivision and Land Development Plan: 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 and the Middlesex Township Stormwater Management Ordinance for the Preliminary Subdivision and Land Development Plan for Cumberland Valley Commons, as listed and described in the letters from Alpha Consulting Engineers, Inc. dated August 10, 2016 and August 25, 2016, subject to the applicant submitting a waiver letter with justification for each and listing the waivers on the plan.

Waivers of the Middlesex Township Subdivision and Land Development Ordinance.

1. [304.e.(6)] – number of units in a phase.
2. [502.c.(5)(a)] – required maximum sheet size of 24” x 36”.
3. [503.d.] – submission of an erosion control plan, deferred until final plans for each phase.
4. [703.c.(Table 1)] – maximum length of a cul-de-sac of 500 feet for Haverford Drive, Amherst Drive (temporary), Wellesley Drive (temporary), Middlebury Drive (temporary).
5. [703.c.(Table 1)] – minimum pavement width of a local access street with curbs of 36 feet to allow proposed local access curbed streets pavement width of 32 feet.
6. [703.c.(2)] – improvement of existing streets of inadequate width.
7. [703.c.(10)(c)] – maximum grade within any intersection shall not exceed one percent in any direction and approaches to any intersection shall follow a straight course within 100 feet of the intersection.
8. [709] – Construction of sidewalks on parts of road frontage along South Middlesex Road, Claremont Road, Wellesley Drive, Vassar Circle, Stanford Drive, Kenyon Circle, Haverford Drive and Dartmouth Court.
9. [710] – Construction of curbing on parts of adjacent road frontage along South Middlesex Road and Claremont Road.
10. [719.b.(1)] – required scale of landscape plan not less than 1 inch = 50 feet, to allow scale of 1 inch = 60 feet.
11. [719.b.(1)(g)] – requirement to list species of street trees on plan, deferred until final plans for each phase.
12. [719.c.(13)(a)3.] – required screen buffer where a residential use abuts a railroad, to eliminate this requirement.

13. [1204.b.(12)] – required 50’ minimum width of open space strip between lot nos. 20 and 21 along Amherst Drive, to allow a 15 foot width.

Waivers of the Middlesex Township Stormwater Management Ordinance.

1. [303.F.)] – requirement that a minimum time of concentration of 5 minutes be used to calculate peak runoff to storm pipes and swales.
2. [303.J.3.)] – requirement for minimum slope of a basin bottom of 2%, to allow a slope as low as 0% for all designated stormwater management areas.
3. [303.K.9.)] – requirement that minimum slope of a swale of 2%, to allow slopes as low as 0.5%.
4. [303.K.10.)] – requirement that prohibits placement of storm inlets at curbed street intersections, to allow these at certain intersections.
5. [303.K.12.)] – requirement for minimum drainage easement width of 40 feet in undedicated land (20 feet, plus 20 feet for access by maintenance equipment), to allow drainage easement widths of as low as 12 feet.

The applicant accepts all conditions.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Preliminary Subdivision and Land Development Plan for Cumberland Valley Commons, subject to the following conditions:

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in review memo dated August 9, 2016, to include the suggested conditions for plan approval, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies all comments of the Middlesex Township Municipal Authority in review memo by their Engineer, Glace Associates, Inc. dated August 12, 2016, in a manner acceptable to the Middlesex Township Municipal Authority Engineer, subject to their final review.
3. That the two items identified as “Outstanding preliminary plan comments – item no. 3” in the letter from Mark Carpenter, Township Zoning Enforcement Officer, to Planning Commission Members dated August 19, 2016 be added to the plan
4. That the indications of “brush” identified on the Plan along the railroad be corrected to reflect actual field conditions, deferred until final plans for each phase.
5. That, if any substantial changes to the plan, as determined by the Middlesex Township Board of Supervisors, are made as a result of subsequent reviews by other government entities, the Plan must be returned to Middlesex Township for further review and action.

The applicant accepts all conditions.

Mr. Darren Snow from Pyrotek and Mr. Doug Brehm from Lane Enterprises were present to state that they would like to be good neighbors with this new subdivision and have some concern about sound and light penetration into the subdivision from the businesses. There are some concerns about the landscaping choices for beautification versus for screening and ask that the Board consider that when looking at final plans.

Mrs. Jumper was present to discuss what the outcome was to the question of having a school zone on Middlesex Road. Mr. Sherman reported that the only way to have signage and the area zoned is to have children walking to school and walking across the road. Mrs. Jumper then asked how Big Spring School District has a school zone in front of the Oak Flat Elementary School where there are no cross walks or

children walking to school. The Board has asked the Township Engineer Mr. Grove to do a traffic study on Middlesex Road.

Recording document for PennDOT HOP permit for Army Heritage Drive turn lane and traffic signal improvements related to Hardees Land Development Plan: On the motion of Chairman Geistwhite, seconded by Vice - Chairman Larson, it was unanimously agreed to authorize the Township Manager to execute the PennDOT HOP permit for Army Heritage Drive turn lane and traffic signal improvements related to Hardees Land Development Plan.

NEW BUSINESS:

Cumberland County Tax Claim Bureau Repository Sale Consent: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to consent to Cumberland County selling the two (2) properties in Middlesex Township listed on the County Repository List under their cover letter dated August 22, 2016.

PMRS – 2017 Minimum Municipal Obligation (MMO): On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the PMRS 2017 Minimum Municipal Obligation (MMO) for the Middlesex Township Police Pension Plan (21-039-5 P) and the Middlesex Township Non-Uniform Pension Plan (21-039-5 N) as submitted to PMRS.

Property Damage Release and Settlement Agreement: This release and agreement pertain to a claim that was submitted with the insurance company relating to damages that were done to a traffic signal on Route 11. The Township Solicitor Mr. Brennenman has reviewed that document with suggested changes that were made. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Township Manager to execute the Property Damage Release and Settlement Agreement between Middlesex Township and Krown Transport, Inc. d/b/a JK Transport.

The Director of Public Safety requested permission to fill a vacancy in the Police Department with Michael McGeehan. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to hire Michael McGeehan as a full-time police officer with a one year probationary period effective September 18, 2016.

Mr. Stanley Tarka mentioned that he had previously brought up the issue of preserving historical properties within the township and has not had a response yet to the issue. Mr. Carpenter reported that he contacted South Middleton and they did it in a manner in which they made it part of their Comprehensive Plan and into an official map. Historical sites were identified and an ordinance adopted stating it was illegal to destroy any properties on the map designated as historical. The Township would be given the first option to purchase or preserve the property. Mr. Carpenter is to provide the information to the Township Solicitor for review for a possible ordinance for Middlesex Township.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 7:42 p.m. to Executive Session to discuss a personnel matter.