

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
September 25, 2020**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart Keith O. Brenneman
	SOLICITOR:	Keith O. Brenneman
	DIRECTOR	
	OF PUBLIC SAFETY:	Chief Steve Kingsborough
	FIRE/EMS	
	CO-ORDINATOR:	Chief Ed Beam
	ZONING/CODES	
	ENFORCEMENT:	Mark D. Carpenter
	ASST. CODES/MS4	
	CO-ORDINATOR:	Gerald Steigleman
	ROADMASTER:	Zachary L. Zook
	MANAGER:	Eileen M. Gault
	ENGINEER:	Bud Grove

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

PUBLIC COMMENT: Mr. Stanley Tarka, 210 N. Old Stonehouse Road, asked before the public hearing is held if he could get an explanation of how the Zoning Ordinance Amendment pertaining to the UDA Overlay District will impact the Township's master plan in terms of development and who it benefits. Township Solicitor Mr. Brenneman stated that those questions will be addressed during the public hearing.

Mr. Stanley Tarka stated that he has been following closely what has been happening with the pandemic. A recent zoom conference he participated in there was discussion of a possible 2nd and 3rd wave that could come and be worse. With flu season upon us and people indoors, from the standpoint of a vaccine it will be between March and May before one is approved. Mr. Tarka mentions this from the standpoint of public health, how the Township functions and how it will function going forward because we may be back to where we were in March and April with the pandemic. Chairman Geistwhite thanked Mr. Tarka for his comment.

MOTION TO APPROVE THE ROAD MAINTENANCE AGREEMENT BETWEEN MIDDLESEX TOWNSHIP AND KEYSTONE ARMS: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the Road Maintenance Agreement between Middlesex Township and Keystone Arms.

MOTION TO APPROVE THE AGREEMENT FOR PAYMENT IN LIEU OF LIQUID FUELS FUNDS BETWEEN MIDDLESEX TOWNSHIP AND KEYSTONE ARMS: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously

agreed to approve the agreement for payment in lieu of liquid fuels funds between Middlesex Township and Keystone Arms, subject to the approval of the Township Solicitor and Township Engineer.

MOTION TO APPROVE RESOLUTION NO. 2020 – 13 ACCEPTING DEDICATION OF PORTIONS OF STREETS IN KEYSTONE ARMS DEVELOPMENT, SUBJECT TO THE POSTING OF MAINTENANCE SECURITY IN A FORM ACCEPTABLE TO THE TOWNSHIP SOLICITOR AND ENGINEER: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve Resolution No. 2020 – 13 accepting dedication of portions of streets in Keystone Arms Development, subject to the posting of Maintenance Security in a form acceptable to the Township Solicitor and Township Engineer.

PUBLIC HEARING – PROPOSED ZONING ORDINANCE AMENDMENT WITH RESPECT TO CERTAIN PROVISIONS OF THE UNIFIED DEVELOPMENT AREA (UDA) OVERLAY DISTRICT: Chairman Geistwhite then turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman reported that this public hearing is on the proposed zoning ordinance amendment with respect to certain provisions of the Unified Development Area (UDA) Overlay District. Mr. Brenneman gave a summary of the procedures followed prior to the hearing. Reviews and comments were provided by the Middlesex Township Planning Commission who has recommended approval and the Cumberland County Planning Department has recommended approval with comments. Mr. Brenneman then turned the hearing over to Mr. Charlie Courtney who was present on behalf of the developer who submitted the application. Mr. Courtney then introduced Mr. Doug Gossick and Mr. Drew Williams. Mr. Courtney stated that this proposed amendment is intended to provide a mechanism for modifications to standards under the overlay district. Mr. Doug Gossick briefly discussed the context of the project at a 70-acre site located off of Country Club Road. Mr. Courtney then stated that the UDA is more of a design intensive development with mixed uses and provides some relief and modifications to the design standards. This flexibility makes the ordinances more useful. This amendment would allow modifications to standards of UDA by conditional use in which there is a hearing process for that. Mr. Brenneman then asked if there were any more questions from the Board or the public. There being no further questions or comments, Chairman Geistwhite declared the hearing closed.

PUBLIC HEARING – ON SHEETZ REQUEST FOR A RESTAURANT LIQUOR LICENSE TRANSFER: Chairman Geistwhite opened the hearing. There was no representation for Sheetz in attendance for the hearing. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart it was unanimously agreed to continue the hearing to the next Workshop Meeting on October 30, 2020. Chairman Geistwhite declared the hearing closed.

MOTION TO ADOPT ORDINANCE 3 – 2020 AMENDING THE ZONING ORDINANCE TO PROVIDE FOR MODIFICATIONS OF THE STANDARDS OF THE UNIFIED DEVELOPMENT AREA (UDA) OVERLAY DISTRICT BY CONDITIONAL USE: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Ordinance 3 – 2020 amending the zoning ordinance to provide for modifications of the standards of the Unified Development Area (UDA) Overlay District by conditional use.

MOTION TO APPROVE RESOLUTION NO. 2020 – 14 APPROVING THE TRANSFER OF RESTAURANT LIQUOR LICENSE NO. R-17096 INTO THE TOWNSHIP OF MIDDLESEX: This has been tabled until the Workshop Meeting on October 30, 2020.

For the record, Mr. Brenneman stated that he informed the attorney representing Sheetz on August 21, 2020 about the hearing date on September 25, 2020 at 7:30 a.m. Then again on August 28, 2020 by email about the same date and time for the hearing. The attorney agreed to paying the Township's advertising fees and Stenographer fees.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 8:19 a.m.