

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
October 27, 2023
7:30 AM**

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

OFFICIALS ABSENT:	DIRECTOR OF PUBLIC SAFETY:	Chief Steve Kingsborough
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CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:32 a.m. in the Middlesex Township Municipal Building.

PUBLIC HEARING: Discussion and possible action to consider an Ordinance amending the Middlesex Township Zoning Ordinance with respect to creating a use to be known as a “Family Entertainment Center” that would be permitted in certain zoning districts: Chairman Geistwhite announced that the first order of business is a Public Hearing in which he then turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman stated that this is the time for a public hearing on a proposed amendment to the Middlesex Township Zoning Ordinance. Mr. Brenneman then gave a summary of the procedures followed prior to the hearing, including the dates of publication in the newspaper and the posting of the notice of the hearing as required by state law. The Cumberland County Planning Commission and the Township Planning Commission have reviewed and provided comments. The Ordinance proposes to amend the Zoning Ordinance to provide for the Family Entertainment Center use, a permitted use subject to certain requirements in VC – Village Center and CH – Commercial Highway Zoning Districts. Mr. Brenneman turned the meeting over to the applicant’s attorney Mr. Dave Getz. Also present were the applicant’s Mr. Keith Plasterer and Ms. Sadie Plasterer. Mr. Getz stated that the request for the amendment is so that the applicants can expand the Sports Emporium. There were no further questions or comments. Mr. Brenneman then turned the meeting over to the Supervisors for proposed adoption of Ordinance 4 – 2023.

Discussion and possible action to adopt Ordinance No. 4 - 2023 amending the Middlesex Township Zoning Ordinance with respect to creating a use to be known as a “Family Entertainment Center” that would be permitted in the VC and CH Zoning Districts: On the motion of Chairman Geistwhite, seconded by Vice – Chairman Larson, it was unanimously agreed to adopt Ordinance 4 – 2023 amending the Middlesex Township Zoning Ordinance to

create a use to be known as “Family Entertainment Center” that would be permitted in the VC – Village Center and the Ch – Commercial Highway Zoning Districts. Chairman Geistwhite then declared the hearing closed.

Public Comment: Paulette Krewson, 335 Hollowbrook Drive, was present to discuss her concern about the line of sight at the intersection at Hollowbrook Drive and North Middlesex Road. At a previous meeting, Paulette had expressed the same concern and offered suggestions. Roadmaster Mr. Zook informed her that an “intersection ahead” sign had been placed approximately 350 feet prior to the intersection when heading towards Hollowbrook Drive from the Township.

Discussion and possible action on A & D Auto Group, LLC at 1760 Harrisburg Pike: The property owners had requested to be on the agenda; however, they did not attend the meeting. Assistant Codes Enforcement Officer Mr. Steigleman then updated the Supervisors on this situation. The property adjacent to this is Super 8 Motel which has a stone parking lot that creates a lot of dust and is in violation of the ordinance. The motel owner has been notified of this and has been given suggestions as to how to control the problem. A certified enforcement notice has been sent to them with little to no change to the issue. Township Solicitor Mr. Brenneman will send them a letter notifying them that this will need to be addressed or further action will be taken.

Discussion and possible action on Request for Reduction of Improvement Security for Final subdivision Plan for Meadowbrook Farms Phase IX: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to on the recommendation of Township Engineer Mr. Grove, to reduce the Improvement Security for the Final Subdivision Plan for Meadowbrook Farms Phase IX down from \$22,831.04 to a balance of \$19,398.01

Discussion and possible action on Request for Reduction of Improvement Security for Preliminary/Final Subdivision & Land Development Plan for Burger King & Popeyes Restaurants: On the motion of Chairman Geistwhite, seconded by Vice – Chairman Larson, it was unanimously agreed to on the recommendation of Township Engineer Mr. Grove, to reduce the Improvement Security for Preliminary/Final Subdivision & Land Development Plan for Burger King & Popeyes Restaurants down from \$774,575.34 to a balance of \$109,090.90.

Discussion and possible action on Cumberland Valley School District Transportation Manager request for a school bus stop ahead sign on Wertzville Road: Township Manager Mrs. Gault reported that an email was received from the transportation department at CVSD (Cumberland Valley School District) requesting “school bus stop ahead” signage on the west side of Wertzville Road for vehicles coming down the mountain on Sunnyside Drive. The school district was informed that this is a state road and they would need to inquire with PennDOT about this. PennDOT informed them that the Township Manager or Roadmaster would need to submit a letter requesting this and then PennDOT would view the locations to see if signage is warranted or not. After some discussion, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to have the Roadmaster Mr. Zook follow up on this with PennDOT.

Discussion and possible action on amendments to Ordinance 2 – 1999 pertaining to solid waste and recycling: Township Manager Mrs. Gault stated that in reviewing the bid for the solid waste and recycling contract, it was noted that Ordinance 2 – 1999 needed to be updated. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Solicitor Mr. Brenneman to draft an update to Ordinance 2 – 1999 for review and adoption.

Discussion and possible action on the 2024 Draft Budget: A draft balanced budget of the General Fund was presented to the Supervisors for review. There was a brief discussion on changes from the current budget. The final draft will be presented at the November Workshop Meeting.

Supervisor / Staff Comments: Zoning Officer Mr. Carpenter gave the Supervisors an update on the Zoning Ordinance Rewrite. The final draft of the rewrite will be presented to the Supervisors at the December Workshop Meeting.

Executive Session: There being no further business, on the motion of Supervisor Goodhart, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting at 8:24 a.m. to Executive Session, with no action to be taken as a result.