

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
November 18, 2022
7:30 AM**

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

Call to Order: Chairman Geistwhite called the meeting to order at 7:35 a.m. in the Middlesex Township Municipal Building.

Public Comment: None.

Discussion And Possible Action on Stormwater Management Plan & Report for Lot 4, Gregory L. & Beatrice Barninger Subdivision Plan, 3591 Spring Road, Shermans Dale: Mr. Carpenter reported that this was a lot created in which the Subdivision Plan has been approved. The applicant would like to build a house on the lot. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed acting on the recommendations of Township Engineer, Bud Grove in his memo dated November 16, 2022, to approve the Stormwater Management Plan for Lot 4 of the Barninger Subdivision for Greg Barninger, and Lisa R. and Mykal B. Ireland, for construction of a new home at 3951 Spring Road on County Tax PIN 21-04-0373-078, 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 November 16, 2022, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant enters into a Stormwater Management Best Management Practices Operations and Maintenance Agreement, including Exhibit A, the Stormwater Management Operations and Maintenance Plan with Middlesex Township regarding required stormwater improvements, in a form acceptable to the Township Solicitor, and that this agreement is executed by both parties and recorded at the Cumberland County Courthouse, prior to work beginning to install the stormwater improvements.

Discussion And Possible Action on Preliminary Final Land Development Plan for 96 South Middlesex Road: Mr. Carpenter reported that this is located on the corner of Claremont Road and South Middlesex Road and is a plan for a large building for storage. After much discussion, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the following five (5) waivers of sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8-2017 (SLDO); and the Middlesex Township Stormwater Management Ordinance No. 6-2011 (SWMO) for the Preliminary/Final Major Land Development Plan for 96 South Middlesex Road, subject to the following conditions and the applicant providing written request and justification for each waiver and listing the waivers on the cover sheet of the plan set.

1. [SLDO 703.I.5.] – Requirement to have no more than one driveway into the site, subject to condition that a note is added to the plan prohibiting outside storage of manufacturing materials on the site until a building having a permitted use or special exception use allowed in the LI-Light Industrial District is approved by the township and constructed on the site.
2. [SLDO 707.A.1.] – Requirement for installation of sidewalks along the road frontage, with required note on plan.
3. [SLDO 708.A.] – Requirement for installation of curbing along the road frontage, with required note on plan.
4. [SLDO 711.B.1.] – Requirement to provide site lighting, subject to approval of site lighting plan with building permit approval of building on site.
5. [SWMO 503.H.4.] – Requirement that the depth of water in above ground stormwater infiltration facilities (basins) located in Karst areas of the Township shall not exceed two (2) feet.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Preliminary/Final Major Land Development Plan for 96 South Middlesex Road, subject to the following seven (7) conditions:

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written review dated November 3, 2022, 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 May 6, 2021, for plat number 21-43, subject to final review by the Township Zoning Officer.
3. That the applicant obtains review comments from the Letort Regional Authority and considers plan revisions necessary to satisfy any comments of the Letort Regional Authority, subject to final review by the Zoning Officer.
4. That, the applicant enters into a Developer's Agreement with Middlesex Township regarding required public improvements shown on the plan, and posts financial security for the required public improvements with the Township in an amount acceptable to the Township Engineer

and form acceptable to the Township Solicitor, prior to the plans being signed by the Township and released for recording.

5. That, when plans are released by Middlesex Township for recording at the Cumberland County Office of the Recorder of Deeds, the applicant records all plan sheets of the plan set.
6. That per Section 710.E.2.a. of the Subdivision and Land Development Ordinance No. 8-2017, as amended, the applicant pays to Middlesex Township the required fee in lieu of dedication of park and recreation areas for the commercial development of \$1,000 per acre of disturbed areas of the site, prior to the plans being signed by the Township and released for recording.
7. That, since Zoning Ordinance Section 11.02.D. requires all permitted uses and all storage accessory thereto be conducted within completely enclosed buildings, and Zoning Ordinance Section 11.04.A. allows outdoor storage areas as a permitted accessory use; that prior to the plans being signed by the Township and released for recording, a note is added to the plan prohibiting outside storage of manufacturing materials on the site until a building having a permitted use or special exception use allowed in the LI-Light Industrial District is approved by the township and constructed on the site, unless or until the Zoning Ordinance is amended to permit outside storage.

Discussion And Possible Action to approve Resolution No. 2022 – 10 accepting dedication of Appian Drive as a public roadway of Middlesex Township: Mr. Brenneman reported that the original Maintenance LOC (letter of credit) has not been received. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve Resolution 2022 – 10 accepting dedication of Appian Drive as a public roadway of Middlesex Township, subject to receipt of a LOC (letter of credit) for maintenance, approved by the Township Solicitor and Township Engineer.

Discussion And Possible Action to execute the Zoning Ordinance Re-write Subcontract for Planning Assistance Under the Cumberland Plans Grant Program: Mrs. Gault reported that this Subcontract pertains to the County awarding the Township \$19,677.00 to offset the cost of the Zoning Ordinance Re-write project and will require the signature of all three Supervisors. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to execute the Zoning Ordinance Re-write Subcontract for Planning Assistance Under the Cumberland Plans Grant Program.

Township Board / Staff Comments: Mr. Carpenter reported that as part of the Zoning Ordinance Rewrite an official map is being done. The official map outlines things that the Township may like to acquire (first right of refusal) in the future and or areas to make improvements. A draft copy was provided to the Supervisors for review. There was some discussion of the improvements outlined on the draft map.

Mr. Steigleman reported that he is still working with Super 8 Motel since he had sent them a letter stating they were in violation of renting parking spaces to tractor trailer drivers. The Diamond of Carlisle is communicating with Mr. Brenneman now regarding swimming pool not

pumped out and the doors being left unlocked allowing vagrants to enter. The current owner is planning to sell the property to a new developer. Country Manor water situation on Redwood Lane and Creekside has not been resolved. Mr. Steigleman will provide information and photos for Mr. Brenneman to follow up with this.

Mr. Brenneman stated that he had read Mr. Carpenter's sign determination letter for Burger King and thought it was excellent.

Mr. Zook reported that PennDOT District 8 is suggesting that the Township writes an official letter to submit to PennDOT regarding the situation at Deer Lane. PennDOT will do their study and then a site meeting will be arranged to discuss options. Mr. Zook will consult with Chief Kingsborough and Chief Beam about writing the letter and then have it reviewed by Mr. Brenneman.

Supervisor Goodhart was approached by a resident regarding the placement of reflective lighting at the turkey foot intersection of Sunnyside Drive, Bernheisel Bridge Road and SR944. Township Staff will look into this situation. Supervisor Goodhart was also asked about whether more voting polls will be available in the future because of the construction and growth of the Township.

Executive Session: None.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 8:25 a.m.