

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
December 29, 2017**

OFFICIALS PRESENT: SUPERVISORS: Chairman Donald S. Geistwhite, Jr.
William H. Goodhart
SOLICITOR: Keith O. Brenneman
PUBLIC SAFETY
DIRECTOR: Chief Barry L. Sherman
ZONING OFFICER: Mark D. Carpenter
MANAGER: Eileen M. Gault
ENGINEER: Bud Grove
OFFICIALS ABSENT: SUPERVISOR: Vice-Chairman Steve Larson

Chairman Geistwhite called the meeting to order at 7:30 a.m. at the Middlesex Township Building.

PUBLIC HEARING: SUBDIVISION AND LAND DEVELOPMENT ORDINANCE: Chairman Geistwhite announced that the first order of business is a Public Hearing in which Chairman Geistwhite then turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman reported that this public hearing is on a proposed adoption of the Subdivision and Land Development Ordinance for Middlesex Township. Mr. Brenneman gave a summary of the procedures followed prior to the hearing. Reviews and comments were provided by the Middlesex Township Planning Commission and the Cumberland County Planning Department. The County Planning Department had a few comments that are typographical changes and some substantial changes. Mr. Brenneman requested that the Supervisors approve the Ordinance with the items that will be a substantial change which can then be changed later by an Ordinance. Mr. Brenneman turned the meeting over to Chairman Geistwhite for questions or comments. Mr. Stanley Tarka asked if this was an update to an existing Ordinance or an entirely new one. Chairman Geistwhite answered that it is an entirely new Ordinance. There being no further questions or comments, Chairman Geistwhite declared the hearing closed.

PUBLIC COMMENT: Mr. Ed Beam commented on the new state fireworks law and how it is going to be interpreted locally. He also asked if it will supersede the Township Ordinance. Mr. Brenneman will review the process, the Township Ordinance and the impact on the Township.

PROPOSED ADOPTION OF ORDINANCE 8 – 2017 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Ordinance 8 – 2017 Subdivision and Land Development Ordinance.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Solicitor to prepare an Ordinance and to schedule a public hearing on changes to the Subdivision and Land Development Ordinance to address comments 3c & 3d as raised by the Cumberland County Planning Department in its review dated December 21, 2017.

BID OPENING FOR MIDDLESEX TOWNSHIP SOLID WASTE & RECYCLING

CONTRACT: Township Solicitor Mr. Brenneman opened the bids from the following:

Waste Management	flat rate service – residential unit	\$22.18 fixed monthly
	tag service	\$3.50 per tag
Penn Waste	flat rate service – residential unit	\$18.75 fixed monthly
	tag service	\$3.50 per tag
Advanced Disposal	flat rate service – residential unit	\$13.53 fixed monthly
	tag service	\$3.50 per tag

The apparent low bidder is Advanced Disposal. Mr. Brenneman will review Advanced Disposal bid and provide a recommendation to the Supervisors at the Reorganizational Meeting on January 3, 2018.

PROPOSED ADOPTION OF 2018 BUDGET: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt the 2018 budget for Middlesex Township in the amounts of \$3,710,029 in revenues and \$3,710,029 in expenses.

PROPOSED ADOPTION OF ORDINANCE NO. 9 - 2017 ESTABLISHING THE 2018 MILL RATE OF TAXATION AND THE FOOT FRONTAGE ASSESSMENT FOR STREET LIGHT DISTRICT 1 & STREET LIGHT DISTRICT 2: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Ordinance No. 9 – 2017 establishing the millage for taxation at 1.53 mills and the foot frontage assessment for Street Light District 1 at \$1.22 per foot and Street Light District 2 at \$1.05 per foot for the year 2018.

PROPOSED ADOPTION OF RESOLUTION NO. 2017 - 10 ESTABLISHING THE 2018 FOOT FRONT ASSESSMENT FOR LIGHTING IN STREET LIGHT DISTRICT 1 & STREET LIGHT DISTRICT 2: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Resolution No. 2017 – 10 establishing the Foot Front Assessment for parcels in Street Light District 1 and 2 for the year 2018.

PROPOSED ADOPTION OF RESOLUTION NO. 2017 – 11 ESTABLISHING A SPECIAL TAX LEVY FOR FIRE PROTECTION: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Resolution 2017 - 11 establishing a special tax levy for fire protection.

PROPOSED ADOPTION OF RESOLUTION NO. 2017 – 12 PROHIBITING THE LOCATION OF CATEGORY 4 LICENSED GAMING FACILITIES IN MIDDLESEX TOWNSHIP: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Resolution 2017 – 12 prohibiting the location of category 4 licensed gaming facilities in Middlesex Township.

FINAL MAJOR LAND DEVELOPMENT PLAN – BEN SOUDER’S LAWNCARE & LANDSCAPING LLC: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve waivers of the following sections of the Middlesex Township Stormwater Management Ordinance No. 6-2011 (SWMO) and the Middlesex Township Subdivision and Land Development Ordinance No. 8-90 (SLDO) for the Final Major Land Development Plan for Ben Souder’s Lawncare & Landscaping, LLC:

1. [SWMO 301.K.] – Environmental Impact Assessment Report. Karst and Site Features Assessment by Professional Geologist addresses mitigation of potential adverse environmental and geotechnical impacts from the development.
2. [SLDO 502] – Separate Preliminary Plan.
3. [SLDO 502.c.(5)(c)] – North arrow point oriented to the top of the plan sheet.
4. [SLDO 601.] – Pre-Application Meeting.
5. [SLDO 709.a.] – Sidewalks, with required note on plan.
6. [SLDO 710.a.] – Curbs, with required note on plan.
7. [SLDO 719.b.(3)] – A professional landscape architect in the Commonwealth of Pennsylvania shall design landscape plans.
8. [SLDO 719.c.(6)(b)] – Street Tree Spacing.
9. [SLDO 719.c.(15)(f)] – Landscape requirements for off-street parking areas. A minimum of ten (10) percent of any parking lot facility in excess of 2, 000 square feet of gross area shall be devoted to interior landscaping.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Major Land Development Plan for Ben Souder's Lawncare & Landscaping, LLC, 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 29, 2017 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 16, 2017 for plat number 17-033.
3. That the applicant enters into a developer's agreement with Middlesex Township regarding required public improvements and posts financial security for required public improvements for this plan 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.
4. That per Section 705.E.2.b. of the Subdivision and Land Development Ordinance No. 8-90, as amended, the applicant pays to Middlesex Township the required fee in lieu of dedication of park and recreation areas for the residential subdivision of \$1,000 per acre of disturbed land X 0.8 acre disturbed = \$800, prior to the plans being signed by the Township and released for recording.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR CARLISLE AUTO AND TRUCK SALVAGE:

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to deny requested waivers of the following sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8-90 (SLDO) for the Preliminary Final Land Development Plan for Carlisle Auto & Truck Salvage:

1. [SLDO 719.b.] – Landscape Plan.
2. [SLDO 719.c.(13)(a)(1) & (b)(1)] – Landscape requirements for minimum 20 foot wide screen buffer where proposed commercial use abuts an existing residential use or residential district.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve requested waivers of the following sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8-90 (SLDO) for the Preliminary Final Land Development Plan for Carlisle Auto & Truck Salvage:

1. [SLDO ARTICLE X.] – Stormwater Management Plan.
2. [SLDO 502.c.(1) & (2)] – Site Context Map and Conservation Analysis.
3. [SLDO 719.c.(14).(a)] – Landscape requirement to plant one tree per one thousand (1,000) square feet of gross floor area of building.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Preliminary/Final Land Development Plan for Carlisle Auto and Truck Salvage, subject to the following conditions:

1. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written reviews dated October 23, 2017 and December 13, 2017 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 September 28, 2017 for plat number 17-130.
3. That the applicant operates the salvage yard business and maintains the salvage yard property in strict accordance with conditions imposed by the Middlesex Township Zoning Hearing Board in their Decision dated August 16, 2017, approving the Special Exception to allow reconstruction of the prior non-conforming commercial building on the property that was destroyed by fire.
4. That the applicant enters into a developer's agreement with Middlesex Township regarding required public improvements and posts financial security for required public improvements for this plan 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 the applicant provides a Landscape Plan and addresses Landscaping Requirements of Section 719 of the Middlesex Township Subdivision and Land Development Ordinance, subject to a minimum 10 foot wide screen buffer at the perimeter of the property where the proposed commercial use abuts an existing residential use or residential district.

FINAL SUBDIVISION PLAN FOR CUMBERLAND RANGE ESTATES PHASE III: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Subdivision Plan for Cumberland Range Estates Phase III, subject to the following conditions:

1. That the applicant satisfies all approvals, waivers and conditions of plan approval for the Preliminary Major Subdivision Plan for Cumberland Range Estates and the Stormwater Management Plan for Cumberland Range Estates, as imposed by action of the Middlesex Township Board of Supervisors on June 3, 2015 and stated in a letter from the Middlesex Township Zoning Officer to DGK Real Estate Group, LP, dated June 5, 2015.
2. That the applicant satisfies all comments of the Township Engineer, Bud Grove of Skelly & Loy, Inc. in written review dated November 27, 2017 in a manner acceptable to the Township Engineer, subject to his final review.
3. That the applicant satisfies all comments of the Cumberland County Planning Department, in written report dated November 14, 2017 for plat number 17-139.
4. That the applicant satisfies all comments of Middlesex Township Municipal Authority by Max E. Stoner, P.E. of Glace Associates, Inc., in written review dated November 27, 2017, subject to their final review.
5. That the Township receive official notice from DEP regarding their approval of the NPDES application for this plan, as supplemented to include Phase Three, prior to the plans being signed by the Township and released for recording.
6. That per Section 705.E.2.b. of the Subdivision and Land Development Ordinance No. 8-90, as amended, the applicant pays to Middlesex Township the required fee in lieu of dedication of park and recreation areas for the residential subdivision of \$750 per dwelling unit x 12 lots approved for construction of dwelling units = \$9,000, prior to the plans being signed by the Township and released for recording.
7. That the applicant enters into a developer's agreement with Middlesex Township regarding required public improvements and posts financial security for required public improvements for this plan 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. Developer's construction cost estimate of required public improvements must include the construction of the James Lane-Suebecca Drive interior loop street back to North Middlesex Road as listed as a condition of plan approval for Phase Two of the development and as mentioned in item 2. of Township Engineer, Bud Grove's written review dated November 27, 2017.

BLUE BEACON TRUCK WASH DRIVEWAY WIDENING PENNDOT HOP STORMWATER CONSISTENCY LETTER: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to submit to PENNDOT a HOP Stormwater Consistency Letter for Blue Beacon Truck Wash driveway widening.

POLICE VEHICLE REPLACEMENT: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Director of Public Safety Mr. Sherman to replace the 2016 police vehicle.

AUTHORIZATION TO PURCHASE ROAD MOWER: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Director of Public Safety Mr. Sherman to purchase a road mower through Co-Stars.

APPROVAL OF MINUTES - NOVEMBER 17, 2017: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the minutes of November 17, 2017.

Chairman Geistwhite on behalf of the Township Supervisors expressed his appreciation to the staff for all their hard work and dedication.

EXECUTIVE SESSION: The meeting was adjourned to Executive Session at 8:36 a.m. to discuss a personnel matter. The Board reconvened from executive session at 9:51 a.m.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to extend the probationary period of Police Officer Robyn Von Lumm through any part-time employment and for one month after she is cleared for full-time employment by her physician.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 9:52 a.m.