

## MINUTES

### SOUTH MIDDLETON TOWNSHIP 520 PARK DRIVE BOILING SPRINGS, PA. 17007

NOVEMBER 29, 2007

**PRESENT:** TOM FALEY, RON REEDER, JIM BAKER, BRYAN GEMBUSIA, & RICK REIGHARD – SUPERVISORS; Richard Mislitsky – Solicitor; Barbara Wilson – Manager; Jarrett Sweeney – Assistant Manager, Brian O’Neill – Engineer; Tim Duerr – Zoning Officer, Sandy Quickel – Recording Secretary, Ron Smith – Roadmaster, Linda Larsen, William McNaughton, Dave Nesbit, Tony Gonzalez, Mary Zeigler, Ron Eppley, John Smith, Jim Curry, Jim Grove, Doug & Helen Gale, John Anderson, Cindy Dunbar, Howard Phillips, Bob Geist, Ray Tennyson, Tamme Helwig, Diane Herr, Bill Brown, Ray Jones, Donald & Cathy Baker, Jennifer Garcia, Dave Getz, Laura Lenhart, Rick Hoover, Tom & Ann Benjey, Barry Ciccocioppo, Paul Slifko, Jim Barnes, Fred & Debra Stahl, Joe Fay, Martha Green, Andrea Ciccocioppo - “The Sentinel”, Linda Franz – “The Patriot News”.

The meeting was called to order at 6:00 p.m. by Chairman Faley.

#### **PLEDGE OF ALLEGIANCE:**

The pledge of allegiance was led by Chairman Faley.

#### **MOMENT OF SILENCE:**

A moment of silence was observed.

#### **OPENING ANNOUNCEMENTS:**

Tom noted that the meetings are recorded.

#### **MINUTES: 11/07/07 Joint Meeting:**

Ron made a motion to approve the minutes. Rick seconded, & the vote in favor was 4 to 0 (Bryan was absent).

#### **11/08/07 Regular Meeting**

Ron made a motion to approve the minutes. Rick seconded, & the vote in favor was unanimous.

#### **11/16/07 Special Budget Meeting**

Tom made a motion to approve the minutes with the following change: Tom stated that this is a different from the way business has been done in the past. He likes the pay-as-you-go option, but respects the decision of the majority of the Board. Bryan seconded. Jim added that the minutes should reflect both sides of the discussion & that he agreed with Tom. The vote in favor was unanimous.

#### **DISCUSSION – BUILDING CONCEPT PLAN:**

Barb discussed the proposed building addition/expansion project. She said that this has been a in the planning process for at least 3 years. She noted some goals such as: fixing the HVAC system, more storage space, create a temperature-controlled area for the computer system, providing a command center for the Township as an Emergency Operations Center, provide a secure vault area, etc. She pointed out that no tax increase was contemplated or considered to fund this project. Bryan stated that a realtor presented an offer to purchase the Sprint building on

York Road for \$4.9 million (that price is more than what is proposed to be spent without any renovations to that building). It was also pointed out that it would not make sense to separate the township office from any future public works building. Tom made a motion to respond to the offer, stating that this offer is not feasible & would not fit the Township's needs. Ron seconded, & the vote in favor was unanimous. Public comment was taken.

Doug Gale, Derbyshire Drive, said that there was no announcement of any budget meetings at any of the meetings. He noted his disappointment with the Board. Rick stated that at the November 8<sup>th</sup> meeting, it was not known when the meeting would take place. Jim said he agrees with Mr. Gale & was caught by surprise.

Barry Ciccocioppo asked the Board if they knew a \$4 million plan was in the process. Jim replied no. Jim asked who is on the building committee. Barb, Ron, Bryan & a few staff members are on the committee. Tom said that the planning should have been better organized. Mr. Ciccocioppo asked what the cost of the project would be in 2009 or 2010. Bryan explained that the payments would be like a mortgage payment. Mr. Ciccocioppo asked if there will be tax increase. Bryan replied no.

Mary Zeigler, Allen Street, asked what the cost increase would be if the project is not started this year. Ron stated that building material costs could escalate 10-20% a year. Also, prevailing wages add more to the cost of the project. She asked about the EMS command center. Barb stated that the Township is the designated command center for any major emergencies, & there is no room to put the people & equipment. Mrs. Zeigler asked if any of the equipment is housed outside. Barb replied that the majority of the equipment is stored inside the building or under roof. Mrs. Zeigler asked how the project would be financed (loan or bond). Bryan said that they are looking at different options & want to lock-in a percentage rate. Barb added that the financing would be 10 years; 15 years maximum.

Jim Grove, Greenfield Development, said that this project is very expensive, & that cheaper buildings can be built.

Tom stated that the concept plan is not what he previously looked at. Jim said the plan he looked at was also different.

Tamme Helwig said that the concept plan does not make sense to her.

Don Baker, Forge Road, asked if the building plans would take away any parkland. He was told no. Mr. Baker asked how many years this expansion would last. He was told at least 30 years.

Jim said that \$4 million is too much to spend. He feels that vehicles are designed to be left out in the weather, & the new vehicles could sit inside & older ones outside. Tom feels this is a skeletal plan. He thought the expansion could be done in phases. He also questioned needing a heated garage.

Mary Zeigler asked if there would be room to house a future police department. Barb said that there is a space for future offices.

Rick clarified that the heated garage area is only where the repairs are performed.

Roadmaster Ron Smith spoke on the public works building plan. He said he would like a heated area of 40-45 degrees to melt snow/ice off of equipment. The working area would be heated to approximately 60 degrees. Mr. Smith also commented on the drive-thru area for the trucks pulling into the building. They would pull into 1 door & park at an angle instead of having 12 or more doors to open, thus allowing heat to escape through numerous doors. Jim would like to see any building to be located close to the existing building & to keep far away from the adjacent neighbor. Rick encouraged the public to contact the office for any suggestions on the project. Jim suggested having a special meeting & to contact some residents for ideas. Ron polled the audience & asked them how many attend school board meetings & questioned spending \$700,000 for an Astroturf field, & any other spending. No one raised their hands.

Jim Grove stated that better coordination is needed between staff & the Board.

Debra Stahl, 609 W. Pine Street, asked if this issue can be placed on the ballot as a referendum. Bryan said no, unless it would increase taxes by a certain amount.

Bob Geist, Clifton Terrace, commented on the increase on roofing/building costs.

Bill McNaughton, Fairview Street, commented on the increasing growth of the Township. He is the compost site attendant & has seen an increase in the amount of brush, etc dropped off at the site.

John Anderson, Forge Road, asked where a new building would be located. He was told that it would be behind the existing office.

Marti Green, Derbyshire Drive, said the buildings should be split & there is a need for additional meeting room space for smaller meetings.

Jim Barnes, Front Street, commented that the large meeting room should have had a partition in it to divide the rooms into 2 smaller rooms.

**(BREAK)**

**#07-16 PHILLIPS & FREY, TRACT LOT 1 – Final Land Development**

The applicant is proposing revisions to construct a 959,000 s.f. warehouse on 67.566 acres along Allen Road. This plan was previously approved in 2004. The applicant wants to reconfigure the building by constructing a smaller building. There are no waivers.

Ron made a motion to approve #07-16, subject to the applicant's acceptance of staff comments. Bryan seconded, & the vote in favor was unanimous.

**#07-19 EXEL, INC. – Revised Final Subdivision & Land Development (Lots 3 & 4):**

This is a revision to the previously approved plan on the Royer track, north of I-81 & east of Allen Road. Total developed area is 215 acres. Tim said that the 2 interior lots will be

reconfigured with less square footage. Jim asked if the detention ponds will be changed. Bill Swanick replied no.

Tom made a motion to approve #07-19, subject to the applicant's acceptance of staff comments. Ron seconded, & the vote in favor was unanimous.

**#07-20 SOUTH MOUNTAIN AMERICAN LEGION – Final Minor Subdivision:**

The applicant proposes to combine 2 lots into 1 lot. The property is located along West Pine Street. Jennifer Garcia was present. Part of the property will be used for additional parking. Tom stated for the record that he is a member of the Legion. Ron said that he & Bryan are also members. Zoning Hearing Board approval was granted for the parking expansion. Debra Stahl lives within 200 ft. of the property & would like to see a plastic privacy fence installed. Representatives from the Legion agreed to this request.

**Modifications:** Preliminary Plan; Stormwater Management Plan; Erosion & Sedimentation Plan; Grading Plan; Landscape Plan; Recreation Fees; & Street Trees. Bryan made a motion to approve the modifications. Rick seconded, & the vote in favor was unanimous.

Rick made a motion to approve #07-20, subject to the applicant's acceptance of staff comments, & the installation of a 6 ft. pvc privacy fence. Tom seconded. Tim stated that the applicant is asking for a waiver of submittal of a land development plan. Bryan said that no stormwater run-off will affect any residents. John Smith, Legion representative, said that the land will be stone, not macadam, & will seep into the ground. The vote in favor was unanimous.

The Legion is requesting a waiver of land development to construct an 80 ft. x 100 ft. gravel parking lot. Bryan made a motion to approve a waiver request subject to submission of a stormwater management plan for Township approval & compliance with zoning requirements, & subject to the installation of a 6 ft. pvc privacy fence. Ron seconded, & the vote in favor was unanimous.

**#07-10C NESBIT DEVELOPMENT, LLC – Conditional Use Public Hearing:**

Mr. Mislitsky opened the hearing & stated the procedure. A court stenographer was present & the transcript will be the official record. The next hearing will be January 7, 2008. The hearing was closed.

**AGRICULTURAL SECURITY APPLICATION (150 Byers Road) – Resolution #07-24 – Public Hearing:**

Mr. Mislitsky opened the hearing & stated procedure. Tim pointed out the parcel to be added to the agricultural security area. Jim made a motion to approve the Resolution #07-24 adding the parcel (150 Byers Road) to the agricultural security area. Ron seconded, & the vote in favor was unanimous. The hearing was closed.

**EMERGENCY SERVICES REPORT:**

The report was accepted, as submitted.

**RECREATION REPORT:**

Ron congratulated Sarah & staff on saving money on the cost of the new pavilion. Tom agreed & noted that Township staff helps to construct the pavilion kits. The report was accepted, as submitted.

**ROADMASTER REPORT:**

Barb noted that leaf pickup will continue another week or so. Rick asked if the Township assisted in hauling away debris from the race. He was told yes. He also asked if the bridge on Bonnybrook Road has been repaired. He was told yes. The Township is waiting for 1 more invoice in order to bill the truck company responsible for the accident. The report was accepted, as submitted.

**SOLICITOR REPORT:**

No report was given.

**ENGINEER REPORT:**

Jim made a motion to approve a reduction in security in the amount of \$29,171.74 for Westgate, Phases 5, 6 & 7 (#06-24). Ron seconded, & the vote in favor was unanimous.

Rick made a motion to release the security for Mountain View Terrace (#05-32). Bryan seconded, & the vote in favor was unanimous.

Ron made a motion to approve a 90 day time extension for the Scott J. & Erika D. Wilson Subdivision (#07-14) in order to address DEP comments on the sewage planning. Bryan seconded, & the vote in favor was unanimous.

Tom made a motion to approve a 90 day time extension for the Georgetowne plan #06-11C in order to hold a public hearing. Ron seconded, & the vote in favor was unanimous.

**PLANNING/ZONING/CODES ENFORCEMENT REPORT:**

Consensus was given to advertise conditional use hearings for Morgan's Crossing, Carlisle Crossing, Lot #8 & Kimberly & Brent Hanlin. The hearings will be held on December 13, 2007.

**MANAGER REPORT:**

Diane Hollinger will be retiring effective December 31, 2007. Ron made a motion to accept Diane Hollinger's resignation with regret. Rick seconded, & echoed his regret as well. The vote in favor was unanimous.

Diane has asked to be considered for the early retirement program. She has agreed to work 50 hours per month on a flexible schedule. Ron made a motion to accept Diane on the early retirement status. Bryan seconded, & the vote in favor was unanimous.

Tom made a motion to participate in the Municipal Services Agreement with Cumberland County for 2008. Rick seconded, & the vote in favor was unanimous.

The Capital Region COG approved a resolution asking for a delay to meet requirements & investigation into the mandate of the Chesapeake Bay Initiative requirements. They are asking

each municipality to approve a resolution. Tom made a motion to approve Resolution #07-25 expressing objection to the unfunded cost impact of the Chesapeake Bay Tributary strategy on sewage treatment facility ratepayers & raising concern regarding the effectiveness of the strategy. Bryan seconded, & the vote in favor was unanimous.

**PUBLIC INPUT:**

Jim Grove, Greenfield Development, said he respects the Board. He also asked why 2 smaller trucks with 2 men in each truck following the trash truck. He feels this is a waste of the work force. Barb said that normally only 1 truck follows the truck for safety reasons. He also commented on plowing frozen snow/ice up past the curb after midnight last year. He said the snow freezes in the yards & should only be plowed to the curb/sidewalk. Mr. Grove also mentioned the speeding problem in his development & that there are no parks at that end of the Township.

Joe Fay recognized Sarah Colondrillo, Recreation Supervisor, & Kurt Uhler, Parks Foreman, for their outstanding work that they do for the Township. He also thanked the elected & appointed officials for their work.

Jim Barnes, Civic Association, presented a book to the Township entitled “Save our Land”, Save our Towns”.

Mary Zeigler commented on Diane’s retirement & who will replace her. Barb said that her job duties will be divided among staff. Mary said that Diane is responsible for the Township receiving grants. Barb agreed that Diane has worked on many grant applications for the Township.

**SUPERVISORS’ DISCUSSION:**

Ron commented on no right-turn on red at the Carlisle Crossing mall onto York Road. Brian said that he has reviewed the criteria & an arrow light is not warranted. He said the permit would have to be revised & it is proven that a right-turn on red is warranted. Brian will review the criteria again.

**BILLS FOR PAYMENT:**

Jim made a motion to pay the bills. Tom seconded, & the vote in favor was unanimous.

**ADJOURNMENT:**

Rick made a motion to adjourn the meeting at 8:18 p.m. Ron seconded, & the vote in favor was unanimous.

**WITNESS:**

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Sandra A. Quickel, Secretary

**SOUTH MIDDLETON TOWNSHIP  
BOARD OF SUPERVISORS:**

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Thomas E. Faley, Chairman

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Ronald L. Reeder, Vice Chairman

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Bryan A. Gembusia, Member

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James N. Baker, Member

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Walter G. Reighard, Member