

## MINUTES

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

MARCH 8, 2007

**PRESENT:** TOM FALEY, JIM BAKER, RON REEDER, RICK REIGHARD, BRYAN GEMBUSIA – Supervisors, Barbara Wilson – Manager, Jarrett Sweeney – Assistant Manager, Richard Mislitsky – Solicitor, Brian O’Neill – Engineer, Tim Duerr – Zoning Officer, Sandy Quickel – Secretary, Bob Geist, Richard Myers, Jr., Ray Tennyson, Marti Green, Tom & Ann Benjey, Bill Brown, Paul Slifko, Charles Breslin, Duff Manweiler, Attorney Nathan Wolf, John Newbold, John Anderson, Bill Chan, Robert Thompson, Attorney Jim Hughes, Kent Williams, Ray Porter, Charles Hooker, Dr. Phil Carey, Kim Stone, Claire Brehm, Denny Stone, John Greenbaum, Paul Greenbaum, Peter Greenbaum, Susan Greenbaum, Ray Jones, John Hilton – “The Sentinel”, Andrea Ciccocioppo – “The Patriot News”.

Chairman Faley called the meeting to order at 6:00 p.m.

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

Chairman Faley led the audience in the pledge of allegiance.

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

A moment of silence was observed.

#### **OPENING ANNOUNCEMENTS:**

Chairman Faley noted that the meeting is recorded.

#### **MINUTES: 02/22/07 Regular meeting**

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

#### **#05-08C CARLISLE FORGE – Conditional Use Public Hearing:**

Mr. Mislitsky reconvened the hearing. A court stenographer was present & the transcript will be the official record. There was no public comment. The hearing was closed & will be continued on March 29, 2007.

#### **#06-21 CARLISLE FORGE – Final Minor Subdivision:**

This plan was tabled.

#### **#06-28 ESTATE OF RICHARD L. MYERS – Final Minor Subdivision:**

The applicant proposes to subdivide an existing lot, which contains 3 dwellings, into 2 lots. Lot 1 will be 0.4201 acres & contain 1 dwelling unit. Lot 2 will be 0.4293 acres & contain 2 dwelling units.

**Modifications:** Preliminary Plan, Stormwater Mgt. Plan, Grading Plan, Landscape Plan, Sanitary sewer easement width, Sidewalks, Curbs & Gutters. Tom made a motion to approve the modifications. Ron seconded, & the vote in favor was unanimous.

Tom made a motion to approve #06-28, subject to the applicant's acceptance of staff comments. Rick seconded, & the vote in favor was unanimous.

Tom introduced Bob Kissinger, S.M.T.M.A. Manager. Mr. Kissinger stated that he has been involved with the Authority since 1979. After that he worked for the Authority's engineer (Glance Associates) for 22 years. He feels he will have a smooth transition into the position. Tom congratulated Mr. Kissinger. Bob Geist, Clifton Terrace, noted his appreciation to the Authority on a recent water pressure problem. The employees arrived promptly & solved the problem. Bryan stated that Mr. Kissinger was a great help in educating him on sewer/water issues.

**SOLICITOR REPORT:**

A memorandum was distributed at the meeting & was accepted as submitted.

**ENGINEER REPORT:**

Security reductions were requested for Carlisle Crossings, Lots 1, 5, & 6.

Lot #1 (Plan #05-38) in the amount of \$30,661.39

Lot #5 (Plan #06-02) in the amount of \$19,440.02

Lot #6 (Plan #06-03) in the amount of \$17,932.55

Tom made a motion to approve the security reductions, as requested. Ron seconded, & the vote in favor was unanimous.

The Marhevka Final Subdivision plan (#05-31) involved creating TDR's to be used somewhere else. The Board must approve the restrictive covenants. The covenants submitted are practically word for word of the covenants previously approved by the Board & Solicitor for the Mountain View Terrace plan #05-32. Ron made a motion to approve restrictive covenants for Plan #05-31. Rick seconded, & the vote in favor was unanimous.

A drawing was presented that shows the access that is being proposed by the developers of the Dennison tract. A design was agreed upon that would allow cars to ingress/egress out to Alexander Spring Road, but limit tractor trailer egress to Commerce Avenue. A loop will be provided to direct errant tractor trailers that proceed down Alexander Spring Road back to Commerce Avenue. There is a slight configuration change – the driveway from Commerce Avenue comes in more straight, whereas it curved before. Also, a depressed or mountable curb at the island by the warehouse will be installed instead of a gate. Since this is a slight change, the developer would like Board approval before proceeding. Bryan made a motion to approve access configuration for the Dennison tract as shown on the plan titled Final Minor Land Development Plan dated 1/31/07. Ron seconded, & the vote in favor was unanimous.

A security reduction was requested for Indian Hills, Section 2, Lot #1 (#05-38) in the amount of \$90,970.73. Tom made a motion to approve the security reduction, as requested. Bryan seconded, & the vote in favor was unanimous.

Mr. Mislitsky asked Brian to see that the Dickinson Township Boundary is correct as was discussed several years ago.

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

The applicant for Trammel Crow Services, Inc/Sparks Tract Final Subdivision has granted a time extension until June 28, 2007 for Board action on this plan. Rick made a motion to approve the time extension until June 28, 2007. Ron seconded, & the vote in favor was unanimous.

**MANAGER REPORT:**

More revisions have been made to the personnel manual. Rick made a motion to approve Resolution #07-07 detailing the changes to the personnel manual. Ron seconded, & the vote in favor was unanimous.

Staff would like to use Community Banks as a credit card provider. Bryan made a motion to approve the corporate credit card with Community Banks with a maximum limit of \$5,000 & the approved card holders of Sandy Quickel & Jarrett Sweeney. Rick seconded, & the vote in favor was unanimous.

The Township has been asked to send a letter of support to the Historical Society for inclusion of Boiling Springs in the underground railroad network. Rick made a motion to send a letter of support on behalf of the Township. Ron seconded, & the vote in favor was unanimous.

Citizen's Fire Company has extended an invitation to the Board to attend their annual banquet on March 24<sup>th</sup>.

**SUPERVISORS' DISCUSSION:**

Jim suggested advertising a dog ordinance as soon as possible. He asked the procedure of someone applying to the ZHB as far as notification is concerned. They will receive notice of the hearing date when set. Jim stated that the Alumni Association is holding a fundraiser. He suggested that the Township take an advertisement out in their program. Jim made a motion to contribute \$50.00 towards an advertisement. Ron seconded, & the vote in favor was unanimous. Rick questioned whether this would set a precedent if other associations seek donations. Jim replied that any requests would be taken one at a time.

**PUBLIC INPUT:**

Tom Benjey, E. Springville Road, discussed air quality. He said that DEP will be locating a monitor near Carlisle Borough for 1 year. The readings will be compared to another monitor in North Middleton Township. Jim suggested researching the cost of a monitor. Chuck Breslin, Dickinson Township, stated that the Air Quality Board asked Carlisle School District to locate a monitor on their property, but there were liability issues involved with locating it on their property. Ron suggested researching the options, & possibly sharing the cost of a monitor with the school district.

Marti Green, Derbyshire Drive, noted that there is an air pollution chart in the newspaper. She asked Sentinel reporter, John Hilton, where the chart comes from. He said it is from the Associated Press.

Duff Manweiler, Ridge Road, submitted a letter asking the Township for support of the fireworks event. He is requesting \$2,500.00. Rick made a motion to support the fireworks event with a \$2,500 donation. Tom seconded, & the vote in favor was unanimous.

**BILLS FOR PAYMENT:**

Bryan made a motion to pay the bills, as submitted. Ron seconded, & the vote in favor was unanimous.

**#06-20C TRAMMEL CROW SERVICES, INC. (Sparks Tract Lot #3) – Conditional Use Public Hearing:**

Special Attorney, Mr. Clayton Wilcox, reconvened the hearing. A court stenographer was present, & the transcript will be the official record. The next hearing will be on March 29<sup>th</sup>.

**ADJOURNMENT:**

Rick made a motion to adjourn the meeting at 9:45 p.m. Ron seconded, & the vote in favor was unanimous.

**ATTEST:**

**SOUTH MIDDLETON TOWNSHIP  
BOARD OF SUPERVISORS:**

\_\_\_\_\_  
Sandra A. Quickel, Secretary

\_\_\_\_\_  
Thomas E. Faley, Chairman

\_\_\_\_\_  
Ronald L. Reeder, Vice Chairman

\_\_\_\_\_  
Bryan A. Gembusia, Member

\_\_\_\_\_  
James N. Baker, Member

\_\_\_\_\_  
Walter G. Reighard, Member