

## MINUTES

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

APRIL 30, 2009

**PRESENT:** BRYAN GEMBUSIA, RICK REIGHARD, RON REEDER, JIM BAKER, TOM FALEY – SUPERVISORS; Richard Mislitsky – Solicitor, Barbara Wilson – Manager; Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Sandy Quickel – Recording Secretary, John Madden, Doug & Helen Gale, Gerry Golden, Ron Hamilton, Bob Geist, Bob Beers, Cindy Dunbar, Doug Brehm, Mark Juliana, Charlie Mallios, Andrea Ciccocioppo - “The Sentinel”, Linda Franz – “The Patriot News”.

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

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

The pledge of allegiance was led by Chairman Gembusia.

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

A moment of silence was observed.

#### **OPENING ANNOUNCEMENTS:**

The Chairman announced that the meetings are tape recorded & to turn off cell phones.

#### **MINUTES: 04/09/09 (Regular Meeting)**

The Solicitor noted a language change regarding the discussion on the agreement with the SMTMA. Tom made a motion to approve the minutes with the revision. Rick seconded, & the vote in favor was unanimous.

#### **PUBLIC INPUT:**

Tom mentioned the Hatfield Farm site. There are 4 properties adjacent to the proposed Walnut Bottom Grove plan that should be demolished. Tom made a motion to allow staff to include these properties into the County’s blight property program. Barb said there are 6 properties. Tom amended his motion to include 6 properties. Jim seconded. He agreed that something needs to be done about these properties. Rick said that an application can be filed with the County for the blight program at a cost of \$250/property. He asked if the fire departments are finished using these properties for fire exercises. Ron Hamilton said yes, that the properties were used for training purposes, & that the developer knew the fire departments were finished with the training. Doug Gale suggested that if there was a way to attach the cost of the \$250 fee to a lien on the property. The vote in favor was unanimous.

#### **#09-03C WESTGATE, PHASE 8 – Conditional Use Public Hearing:**

Mr. Mislitsky opened the hearing & stated procedure. No stenographer was present at the request of the owner. John Madden & Charlie Mallios were present. Rick asked about the impervious coverage issue. He was told that that issue is in another phase. This plan will construct 35 single family townhouses; 12 of which will be in SMT & the remainder will be in the Borough of Mt. Holly Springs. Conditional use approval is needed in order to transfer TDR

credits into the RM Density Zone. Stormwater management will be self contained on the site, & is based on the current standards in the ordinance. It was explained to him that TDR's are not in the ordinance. Jim noted that TDR's are not in the ordinance. Tim explained that this property was grandfathered for a townhouse development on a single lot, but the applicant wanted fee simple ownership. The applicant is requesting a waiver of the requirement to submit a preliminary plan until the subdivision phase. There was no public input.

Bryan made a motion to grant a waiver of the requirement to submit a preliminary plan. Tom seconded, & the vote in favor was unanimous.

Bryan made a motion to approve #09-03C, subject to staff comments & post approval items. Tom seconded, & the vote in favor was unanimous. The hearing was closed.

**#09-04C BRYDAN, INC. – Conditional Use Public Hearing;**

Mr. Mislitsky opened the hearing & stated procedure. No stenographer was present at the request of the owner. Doug Brehm was present. Mr. Brehm stated that this plan will consist of 100 self storage units at the existing site on Commerce Avenue. The applicant is requesting a waiver for the requirement regarding vehicular circulation. Tim stated that this requirement more appropriately applies to shopping centers. Jim asked Mr. Brehm if he is familiar with a type of impervious macadam. Mr. Brehm stated that that type of macadam was used at the new hospital. Rick asked what will happen to abandoned contents in the units. Gerry Golden said that after 30 days, the content will be taken off site by an auctioneer. There was no public input.

Ron made a motion to approve a waiver of Section 1612(5). Rick seconded, & the vote in favor was unanimous.

Tom made a motion to approve #09-04C, subject to staff comments. Bryan seconded, & the vote in favor was unanimous. The hearing was closed.

**EMERGENCY SERVICES REPORT:**

The report was accepted as submitted.

**RECREATION/PARKS REPORT:**

There was no report. Rick commented on the tree trimming event at the Seven Gables Park. Several arborists donated their time, as well as Township staff. Parks & Recreation member, Eric Vorodi, organized the event.

**ROADMASTER REPORT:**

The report was accepted as submitted. Rick noted an item on the report – the street sweeping is not going well. Barb stated that the machine was from a new company & kept breaking down. Bryan asked if more salt & less cinders could be used for winter maintenance. Barb said that the salt is more expensive, but the mixture ratio could be adjusted. Rick asked if the cinders could be recycled. He was told no.

Cindy Dunbar, Adams Road, noted a pile of cinders adjacent to her property & asked if it is dangerous. Barb said that the salt is water soluble. Ms. Dunbar asked if the cinders can be used to fill in potholes. She was told no.

**SOLICITOR REPORT:**

Mr. Mislitsky noted that Attorney Jim Hughes mentioned a request to extend water/sewer into Dickinson Township. He was advised to contact the Municipal Authority.

**ENGINEER REPORT:**

Tim presented the report. Two resolutions were presented to authorize non-decorative street lights in the Forgedale & Netherby developments. The third resolution is an acknowledgment that Met-Ed replaced a bulb at a light at 215 Hilltop Drive. Rick asked if the location was moved to the correct intersection at Forgedale Crossing. Tim said that this is not in that area. Bryan made a motion to approve Resolutions #10, #11, & #12 for the street lights & bulb maintenance as submitted. Tom seconded, & the vote in favor was unanimous.

The applicant for Wheatstone has submitted a revised phasing schedule for the remaining phases by adding a year onto each deadline. Rick asked what the reason was for the revision. He was told it was probably financial. Bryan made a motion to not approve the phasing schedule change. Rick seconded, & the vote in favor was unanimous.

The application for the Misty Meadows, Phase 1 plan #98-20 has requested a release of security. The roadway is dedicated & has gone through the 18-month maintenance period, but there is 1 lot that does not have sidewalks on it. Brian estimates the cost to construct 200 feet of a 4 foot wide sidewalk is \$3,000. Rick made a motion to deny the security release, as requested, & requested the Township Engineer to review the cost if the Township has to construct the sidewalk. Tom seconded, & the vote in favor was unanimous.

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

There was no report.

**MANAGER REPORT:**

The Borough of Mechanicsburg requested approve for the use of special fire police for their events for the year. This was approved last year. Tom made a motion to approve the request for the special fire police volunteers. Jim seconded. Jim said that Al Shields asked if the special fire police are covered by the Township's workman's compensation insurance. He was told yes, if they respond as volunteers.

The Foundry Day Committee has requested the standard street closures & no parking areas for Foundry Day. Rick made a motion to approve Resolution #09-13 approving the Foundry Day event. Tom seconded, & the vote in favor was unanimous.

Township Employee Gary Smith's last day is today. He is retiring from the Road Crew. The Board acknowledged his retirement from the Township.

Rick mentioned a letter from the West Shore ALS. It was noted that residents will get solicited for 2 donations for \$40.00 ea. One will be for Yellow Breeches EMS & the other for the West Shore ALS. Tom added that there are approximately 800 subscribers in the Township. If one solicitation is ignored, the resident will not have complete coverage. Bob Beers feels that the residents will be confused with the 2 solicitations. He suggested placing information in the

newsletter about this. Doug Gale feels it is a bad idea to break up the solicitation. The reason for the split is that the responding companies used 2 different solicitation companies.

**PUBLIC INPUT:**

There was no public input.

**SUPERVISORS' DISCUSSION:**

Ron complimented the staff on the joint training session regarding chainsaw safety. He said it was a great idea, & the only problem was the ticks.

Rick said that the new track at the school looks good. He also attended a COG meeting & noted that a record low number of plans are being submitted to the County. He also noted the idea of sharing services from other municipalities, such as codes/engineering. Barb said that this issue was discussed, & that smaller municipalities may need help with these areas of service. She noted that the Township employs a fire inspector from Lower Allen Township to perform fire inspections so we already participate in sharing services. Rick asked if the cost of recovery was discussed yet. He was told no. Ron asked if the services would be done during normal business/working hours, & felt there may be a liability concern. He also asked if the person would receive a 1099 form at the end of the year for their services. Barb stated that the fire inspector is paid through payroll. Tim added that if the economy recovers, Township employees will be needed at our office. There will be a series of multi-municipal meetings sponsored by the Capital Regional COG to research this further.

Tom mentioned that the Walnut Bottom Grove property is up for sheriff sale.

Jim said that he has tickets for the Bubbler Foundation dinner to be held on May 15 at 6:00 p.m. He also spoke with Nick Stamos at Dickinson College regarding their property on Park Drive. He said that they want help to maintain the site as an agricultural project. Jim would like the Township to set a goal of saving 1 farm a year. He mentioned the Hatfield tract. Tom said that this property is for sale for \$11.67 million. Jim also said that parks are needed in the other end of the Township. He asked for consensus to pursue looking into preserving farmland. Consensus was given.

**BILLS FOR PAYMENT:**

Barb asked if 6 more checks could be added to the list for \$250.00 each for the applications for the blighted properties. Tom made a motion to pay the bills, & to include the 6 additional checks as requested. Bryan seconded, & the vote in favor was unanimous.

**ADJOURNMENT:**

Tom made a motion to adjourn the meeting at 7:04 p.m. Rick 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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Bryan A. Gembusia, Chairman

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Walter G. Reighard, Vice Chairman

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Jim Baker, Member

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Ronald L. Reeder, Member

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Thomas E. Faley, Member