

MINUTES

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

MAY 12, 2016

PRESENT: BRYAN GEMBUSIA, TOM FALEY, RON HAMILTON, RICK REIGHARD, DUFF MANWEILER (Absent) – SUPERVISORS, Noah Reighard – Junior Township Supervisor, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Richard Mislitsky – Solicitor, Brian O’Neill – Engineer, Tim Duerr – Zoning Officer, Sandy Quickel – Recording Secretary, Nita Cook, Cindy Dunbar, Carol Shetter, Mike Berk, Kirk Wilson, Pam Fisher, Larry Warner.

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

PLEDGE OF ALLEGIANCE:

Chairman Gembusia led the audience in the pledge of allegiance.

MOMENT OF SILENCE:

A moment of silence was observed.

OPENING ANNOUNCEMENTS:

Chairman Gembusia announced that an Executive Session was held on May 5 to discuss possible litigation and a personnel issue. Also, an Executive Session was held today from 5:00 pm to 6:00 pm to discuss possible litigation and a personnel issue. He also stated that the meeting is recorded & to turn off cell phones.

MINUTES: April 28, 2016 (Regular Meeting):

Rick made a motion to approve the minutes. Tom seconded, & the vote in favor was 4 to 0.

PUBLIC INPUT:

There was no public input.

Chairman Gembusia welcomed Kirk Wilson. Mr. Wilson was the former Mayor of Carlisle Borough and now lives in the Township.

#2015-0011 LARRY L. & JONIETTA A. WARNER – Final Minor Subdivision:

Pam Fisher represented the plan. The applicant proposes to subdivide 21.23 acres along Lindsey Road into three lots. Pam stated there will be no further subdivisions. The site is located near the compost site and is in the Wellhead Protection Area. Rick questioned the one modification request (Wellhead Protection Requirements). Brian explained that the waiver request would eliminate the requirement for the public outreach program (distributing literature, etc to potential lot owners). There was discussion on how to make buyers aware of the outreach program. Pam agreed that as a condition of approval, buyers will be given the information and it will be noted in the deeds.

Modifications: Preliminary Plan, Landscape plan certified by a Landscape Architect; Sidewalks, Curbs & Gutters, Site Grading and Landscaping Requirements, Extension of public sewer and water (subdivision within 1,000 feet of existing facilities requires extension), Upgrade Lindsey Road, Stormwater Management Plan deferred until building permits, Wellhead Protection Requirements, & On-lot Disposal Systems Ordinance (an EIA Report is required for all requests for approval of a sewage planning module). Tom made a motion to approve the modifications. Ron seconded, & the vote in favor was 4 to 0.

Tom made a motion to approve plan #2015-0011, subject to the applicant's acceptance of staff comments, and inclusion of a notice regarding Wellhead Protection requirements be placed in the deeds. Ron seconded, & the vote in favor was 4 to 0.

SOLICITOR REPORT:

No report was given.

ENGINEER REPORT:

As-builts have been received for the Trindle Self Storage facility on Trindle Road. Previous deficiencies have been corrected, and the applicant is requesting a release of security. Ron made a motion to approve the release of security for Trindle Self Storage (#2011-0028). Rick seconded, & the vote in favor was 4 to 0.

The bank handling the Letter of Credit Amendment for Forgedale Crossing Section 9 (#2011-0015) has submitted a new form to the Township for acceptance of a change in the Letter of Credit. The reduction amount is correct. Solicitor Mislitsky indicated that a new Letter of Credit should be issued, not just an amendment letter. Brian will inform the bank.

An amendment to the Subdivision and Land Development Ordinance has been drafted. Brian summarized the changes in his report. The Board indicated their consensus with the changes.

Rettew Associates, Inc. submitted a 90-day time extension to August 14, 2016 for the Land O'Lakes Carlisle Facility Upgrade plan (#2016-0002). The deadline for the Board to act on the plan is May 16, 2016. An NPDES permit is still needed before the plan is acted on by the Planning Commission. Tom made a motion to approve a 90-day time extension. Bryan seconded. Rick stated that Brian had contacted the engineering firm and requested they submit the time extension. Rick does not feel that it is Brian's responsibility to contact the applicant/engineer. He feels they are not aware that the deadline is approaching. Bryan stated that the plan could be denied. Rick would like Brian to convey this discussion to the applicant and to stress that the plan was close to being denied. The vote in favor was 4 to 0.

PLANNING/ZONING/CODES ENFORCEMENT REPORT:

Consensus was given to advertise a conditional use hearing for F & M Bank. The Bank plans to add a canopy to their building for the drive-through area. The hearing will be held on May 26, 2016.

MANAGER REPORT:

No report was given.

PUBLIC INPUT:

There was no public input.

SUPERVISORS' DISCUSSION:

Junior Township Supervisor Noah Reighard stated that the famous tree that stands alone in a field near the Indian Hills Development has been cut down.

Ron stated that the American Legion is planning to build a deck. They are requesting a waiver of the building permit fees. Tim added that the waiver request should also include waiving the zoning permit fee and the Zoning Hearing Board fee. Ron made a motion to waive all fees requested. Tom seconded, & the vote in favor was 4 to 0.

Ron also commented on the potential merger of the two ambulance companies (Yellow Breeches EMS & Cumberland Goodwill). It was suggested to employ Attorney Hubert Gilroy as special counsel for the merger with a limit of \$5,000. Tom made a motion to employ Attorney Hubert Gilroy as special counsel with a limit of \$5,000. Ron seconded, & the vote in favor was 4 to 0.

BILLS FOR PAYMENT:

Tom made a motion to pay the bills, as submitted. Bryan seconded, & the vote in favor was 4 to 0.

ADJOURNMENT:

Rick made a motion to adjourn the meeting at 6:26 p.m. Tom seconded, & the vote in favor was 4 to 0.

ATTEST:

Sandra A. Quickel, Secretary

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Bryan A Gembusia, Chairman

Thomas E. Faley, Vice Chairman

Walter G. Reighard, Member

R. Duff Manweiler, Member

Ronald P. Hamilton, Member

