

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

**MAY 26, 2005**

**PRESENT:** TOM FALEY, PHYLLIS GIVLER, JIM BAKER, BRYAN GEMBUSIA, RON REEDER; – SUPERVISORS; Rich Mislitsky – Solicitor; Barbara Wilson – Manager; Brian O’Neill – Engineer; Tim Duerr – Zoning Officer; Sandy Quickel – Recording Secretary; Paul Wilson; Tom Kilko; Scott Avery; Rick Reighard; Howard Phillips; Bob Geist; Bob Beers; Frank Burrows; Paul Slifko; George Stapleton; Doug Glass; Andrea Ciccocioppo – “The Patriot News”.

Chairman Tom Faley called the meeting to order at 6:00 pm.

**PLEDGE OF ALLEGIANCE:**

Chairman Tom Faley led the audience in the pledge of allegiance.

**MOMENT OF SILENCE:**

A moment of silence was observed.

**OPENING ANNOUNCEMENTS:**

The Board & staff members introduced themselves.

**MINUTES: 05/12/05 – REGULAR MEETING:**

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

**#05-07C EASTGATE PROFESSIONAL CENTER – Conditional Use Public Hearing:**

Paul Wilson represented this plan. The applicant is proposing to construct a commercial center containing 24,246 s.f. of mixed use businesses as permitted uses in the Commercial District on Eastgate Drive. Ron asked if there is only 1 egress. Tim replied yes. Ron questioned if an access could be through the Cornerstone property. Alternatives for the location of an emergency access were discussed. Ron indicated that because of planting beds & a stormwater management pond on the Cornerstone property, a through access is not possible. Mr. Wilson indicated a willingness to investigate a PVC material that will allow an emergency access to the Cornerstone property if an access point can be found. There was no public comment.

Jim made a motion to approve #05-07C, subject to the applicant’s acceptance of staff comments & to include an emergency exit if one can be located through to the Cornerstone property. Tom seconded, & the vote in favor was unanimous. The hearing was closed.

**SOLICITOR REPORT:**

No report was given.

**ENGINEER REPORT:**

Deed restrictions for Stonehedge II, Phase 1 & 2 have been sent to Mr. Mislitsky. S & A Homes would like to change some of the restrictions. Action will be taken on this issue after the Stonehedge Homeowner's Association meets on June 1<sup>st</sup>.

Brian gave an update on the Whitlinger Dam project. The process to remove the dam has begun. American Rivers has offered to proceed with setting up a contract for the engineering design.

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

No report was given.

**MANAGER REPORT:**

The Municipal Authority has met with the contractor for the Western Village/Walnut Bottom Road areas & proposed an alternate design for reconstruction of the roads in this area. Sewer and water lines are being installed in this area. The Solicitor pointed out that the agreement is non-negotiable. Tom made a motion to accept the proposal/agreement from SMTMA for reconstruction of Township roads in this area. Ron seconded. Jim asked if the SMTMA is satisfied with the agreement. Barb reported yes, they worked out the details.

The Subrecipient Agreement from the Redevelopment Authority for financial assistance for the residents in the Western Village/Walnut Bottom Road area & Bonnybrook Road area has been received. Jim made a motion to approve the community block grant agreement, as presented. Ron seconded, & the vote in favor was unanimous.

Mr. Faley thanked Supervisor candidates Rick Reighard & George Stapleton for a great election campaign.

**PUBLIC INPUT:**

Bob Beers commented on Senior Health Expo. He feels it was excellent, was well attended & received good comments from the residents.

George Stapleton added that the fire safe house was present at the Expo. He invited the Board of Supervisors to set up a time to visit the fire safe house.

**SUPERVISORS' DISCUSSION:**

Jim reminded everyone of the Memorial Day Parade this weekend.

**#05-07 PILLARS OF ORTHODOXY CHURCH ADDITION – Final Land Development:**

Scott Avery was present for this plan. The applicant proposes to construct an 8,682 s.f. addition onto the existing building. It will include 20 new parking spaces, a new storage building & upgrades to the stormwater management system. Bryan asked for clarification of the modification request involving existing trees. There was no public input.

**Modifications:** Preliminary Plan; Identification of existing trees larger than 6" caliper. Bryan made a motion to approve the modification request. Ron seconded, & the vote in favor was unanimous.

Bryan made a motion to approve #05-07, subject to the applicant’s acceptance of staff comments. Phyllis seconded, & the vote in favor was unanimous.

**BILLS FOR PAYMENT:**

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

**ADJOURNMENT:**

Ron made a motion to adjourn the meeting at 6:19 PM. Phyllis seconded, & the vote in favor was unanimous.

**WITNESS:**

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**SOUTH MIDDLETON TOWNSHIP  
BOARD OF SUPERVISORS:**

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Thomas E. Faley, Chairman

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Bryan A. Gembusia, Vice Chairman

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Phyllis W. Givler

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James N. Baker

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Ronald L. Reeder