

**MINUTES**

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

**JULY 13, 2017**

**PRESENT:** BRYAN GEMBUSIA, TOM FALEY, RICK REIGHARD, DUFF MANWEILER - (absent), RON HAMILTON – SUPERVISORS, Jarrett Sweeney – Assistant Manager, Brian O’Neill – Engineer, Tim Duerr – Zoning Officer, Sandy Quickel – Recording Secretary, Bryan Salzmann – Solicitor, Kara Kalupson, John Snyder, Cindy Dunbar, Doug & Helen Gale, Brian McNew, Bill & Cathy Reisinger, Corby Sloan, Tyler Bell, Phyllis Zimmerman – “The Sentinel”.

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 the meeting is recorded and to turn off cell phones.

**MINUTES:** June 29, 2017 (Regular Meeting):

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

July 6, 2017 (Bid Opening – Spring Meadows Park Parking Lot Paving)

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

**PUBLIC INPUT:**

Doug Gale, 31 Derbyshire Drive, asked if there was an update on the connector road. Tom said no. Mr. Gale wondered if the applicant will lose the grant money if the plan does not move forward.

Cindy Dunbar, 101 Adams Road, stated that the new traffic signal at Rt. 34 & Marsh Drive is working. Tom said he is grateful for the signal, and that the developer saved the Township \$500,000 by installing the signal.

**BID AWARD – Spring Meadows Park Parking Lot & Driveway Paving:**

The low bidder was Schlussers Paving at \$15,500. Tom made a motion to award the bid to Schlussers Paving in the amount of \$15,500. Rick seconded, & the vote in favor was 4 to 0.

**POLLUTANT REDUCTION PLAN (MS4 Permit Application):**

Rettew representative Kara Kalupson gave a history of the MSR Permit Application process. South Middleton Township has prepared this Pollutant Reduction Plan (PRP) for stormwater discharges of nutrients and sediment to surface waters in the Chesapeake Bay watershed to meet

DEP requirements. The PRP calculates the existing loading of stormwater pollutants generated from within that portion of the urbanized area which discharges stormwater through MS4 outfalls, in lbs/year, calculates the minimum required reduction in loading in lbs/year, selects best management practices (BMP) to reduce the loading rates, and demonstrates that the selected BMPs will achieve the minimum reductions. The pollutants of concern are sediment (10%), phosphorus (5%) and nitrogen (3%). Ms. Kalupson stated that the Township has identified six stormwater BMPs that when implemented will exceed the required pollutant reductions. These projects include three bioswales, two dry detention basins, and a streambank stabilization. Brian added that some of these projects may be on private property and may not be done. The plan will be made available for 30 days for public comment. The plan should be submitted to DEP by September 15, 2017, and the permit will be issued by March 16, 2018. The permit is good for five years.

**#2017-0006 SUMMERBRIDGE, PHASES 3 & 4 – Final Land Development:**

John Snyder & Brian McNew were present to discuss the plan. The applicant proposes to construct Phases 3 & 4 of the Summerbridge Subdivision. The community center and pool were to be constructed in these phases, but were constructed in Phases 1 & 2. Brian O’Neill stated that this plan is not consistent with the Conditional Use Plan & the Preliminary Plan. This plan has a revised layout, but no other major changes. There are no modifications.

Tom made a motion to approve #2017-0006, subject to the applicant’s acceptance of staff comments and revising the plan. Ron seconded, & the vote in favor was 4 to 0.

**SOLICITOR REPORT:**

No report was given.

**ENGINEER REPORT:**

Bryan announced that Brian O’Neill has accepted a job with Rettew. The Township plans to contract with Rettew and retain Brian as the Township Engineer. The Board thanked Brian for his service to the Township.

The applicant for the Microtel Inn & Suites plan #2016-0022 is granting a 90-day time extension to the Board to act upon the plan. The deadline will be October 13, 2017. Rick made a motion to approve the 90-day time extension. Ron seconded, & the vote in favor was 4 to 0.

The applicant for the Forgedale Crossing Section 10A plan #2016-0025 is granting a 90-day time extension to the Board to act upon the plan. The deadline will be October 15, 2017. Ron made a motion to approve the 90-day time extension. Rick seconded, & the vote in favor was 4 to 0.

The applicant for the George & Tessie Mallios plan #2014-0019 has submitted as-builts and is requesting a release of security. One change has occurred from the approved plan. The ordinance calls for an island every 10 spaces for traffic flow control. Mr. Mallios submitted a waiver request to eliminate the islands for ease of snow removal. Rick made a motion to deny the waiver request. Tom seconded, & the vote in favor was 4 to 0.

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

Tim reported that a change is needed for the engineering escrow fees due to a new change in the engineering review process for subdivision and land development plans. These fees are held in escrow with any unused fees being returned to the applicant. Rick made a motion to approve Resolution #2017-08 approving a new fee schedule. Tom seconded, & the vote in favor was 4 to 0.

Consensus was given to advertise a conditional use for August 10, 2017 for the SMTMA. The Municipal Authority submitted an application to erect an antenna onto the water tank on Well House Lane. A variance has been granted for the antenna to extend up to 55 feet in height above grade.

**MANAGER REPORT:**

Jarrett presented the report. Jennifer Holtry resigned as Administrative Assistant. Her last day will be July 14, 2017. Rick made a motion to accept Jennifer's resignation with regret. Tom seconded, & the vote in favor was 4 to 0.

Natalie Kaczor was chosen to fill the Administrative Assistant's position pending background checks. Tom made a motion to appoint Natalie Kaczor as Administrative Assistant. Rick seconded, & the vote in favor was 4 to 0.

Brian O'Neill has resigned as Township Engineer. His last day will be July 14, 2017. Rick made a motion to accept Brian's resignation with regret. Tom seconded, & the vote in favor was 4 to 0.

With Brian O'Neill's departure, the Township will need to address the need for a municipal engineer. Staff has discussed contracting with Rettew Associates (Brian's new employer) to retain Brian's services as Township Engineer. Bryan made a motion to approve the proposed Professional Services Agreement with Rettew Associates, Inc. which will appoint Brian O'Neill as the Township's Engineer, subject to the Manager's and Solicitor's satisfaction. Rick seconded, & the vote in favor was 4 to 0.

**PUBLIC INPUT:**

There was no public input.

**SUPERVISORS' DISCUSSION:**

Rick asked if there was an update on the issue of someone spray painting the curbs with house address numbers. Jarrett replied no.

Bryan stated that there will be a total eclipse of the sun on August 21 and may affect cellular phones.

**BILLS FOR PAYMENT:**

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

**ADJOURNMENT:**

Rick made a motion to adjourn the meeting at 7:25 p.m. Tom seconded, & the vote in favor was 4 to 0.

**ATTEST:**

**SOUTH MIDDLETON TOWNSHIP  
BOARD OF SUPERVISORS:**

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Sandra A. Quickel, Secretary

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Bryan A Gembusia, Chairman

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Thomas E. Faley, Vice Chairman

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Walter G. Reighard, Member

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R. Duff Manweiler, Member

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Ronald P. Hamilton, Member