

**MINUTES  
REORGANIZATION MEETING**

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

**JANUARY 7, 2008**

**PRESENT:** BRYAN GEMBUSIA, TOM FALEY, RON REEDER, JIM BAKER, & RICK REIGHARD - SUPERVISORS; Richard Mislitsky – Solicitor; Barbara Wilson - Manager; Jarrett Sweeney – Assistant Manager; Brian O’Neill – Engineer; Tim Duerr – Zoning Officer; Sandy Quickel – Recording Secretary; Dave Nesbit, Mike Berk, Dave Palmer, Ron Hamilton, Mark Juliana; Joe Fay; Attorney Dave Getz; Pam Fisher; Tony Gonzalez; Linda Franz – “The Patriot News”.

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

**PLEDGE OF ALLEGIANCE:**

Chairman Faley led the audience in the pledge of allegiance.

**MOMENT OF SILENCE:**

A moment of silence was observed.

**TEMPORARY CHAIRMAN:**

Bryan made a motion to nominate Tom Faley as Temporary Chairman for 2008. Rick seconded, & the vote in favor was unanimous. Tom asked for a nomination for Chairman.

**CHAIRMAN, BOARD OF SUPERVISORS:**

Ron made a motion to nominate Rick Reighard as Chairman for 2008. Bryan seconded, & the vote in favor was unanimous.

**VICE CHAIRMAN:**

Ron made a motion to nominate Bryan Gembusia as Vice Chairman for 2008. Tom seconded, & the vote in favor was unanimous.

**SECRETARY:**

Rick made a motion to appoint Sandra Quickel as Secretary for 2008. Tom seconded, & the vote in favor was unanimous.

**ASSISTANT SECRETARY:**

Rick made a motion to appoint Barbara Wilson as Assistant Secretary for 2008. Bryan seconded, & the vote in favor was unanimous.

**TREASURER:**

Tom made a motion to appoint Barbara Wilson as Treasurer for 2008. Bryan seconded, & the vote in favor was unanimous.

**ASSISTANT TREASURER:**

Bryan made a motion to appoint Jarrett Sweeney as Assistant Treasurer for 2008. Tom seconded, & the vote in favor was unanimous.

**SOLICITOR:**

Rick made a motion to appoint Richard Mislitsky as Solicitor for 2008 at the rate of \$120.00/hr. Jim asked why pay \$5.00/hr more when he requested the same rate of pay given in 2007. Ron agreed with Jim, & suggested keeping the rate of pay at \$115.00/hr. The motion was rescinded. Jim made a motion to appoint Richard Mislitsky as Solicitor for 2008 at the rate of \$115.00/hr. Tom seconded, & the vote in favor was unanimous.

Bryan made a motion to set the Treasurer's Bond at \$2 million for 2008. Ron seconded, & the vote in favor was unanimous.

**ENGINEER:**

Jim made a motion to appoint Brian O'Neill as Engineer for 2008 and consultanting engineers, as needed. Tom seconded, & the vote in favor was unanimous.

**VACANCY BOARD CHAIRMAN:**

Tom made a motion to appoint Tony Gonzalez as Vacancy Board Chairman for 2008. Jim seconded, & the vote in favor was unanimous.

**ALTERNATE S.E.O.:**

Jim made a motion to appoint Edward Elbel as first alternate S.E.O. for 2008. Tom seconded, & the vote in favor was unanimous.

**EARNED INCOME TAX/TAX COLLECTOR:**

Central Tax Bureau of PA as Earned Income Tax/OPT Tax Collector with a 1.75% commission by agreement for 2008. Bryan made a motion to appoint Central Tax Bureau of PA as the EIT tax collector. Ron seconded, & the vote in favor was unanimous.

**DEPOSITORY FOR TOWNSHIP FUNDS:**

Rick made a motion to approve Susquehanna Bank, P.L.G.I.T., & Orrstown Bank, as depositories for township funds for 2008. Bryan seconded, & the vote in favor was unanimous.

**PLANNING COMMISSION APPOINTMENTS:**

Troy Truax & Tony Gonzalez – terms expires 12/31/07

Bryan made a motion to reappoint Troy Truax & Tony Gonzalez to the Planning Commission with 4-year terms to expire on 12/31/11. Tom seconded, & the vote in favor was unanimous.

Richard Mislitsky – Planning Commission Solicitor

Jim made a motion to reappoint Richard Mislitsky as Planning Commission Solicitor for 2008 at a rate of \$115.00/hour. Tom seconded, & the vote in favor was unanimous.

**ZONING HEARING BOARD APPOINTMENTS:**

James Brantner, Gene Heyman, & Mary A. Taylor – terms expire 12/31/07 (M. Taylor does not want reappointed).

Page 3 – Reorganization Minutes – 01/07/08

Ron made a motion to appoint Kirk Stoner to replace James Brantner. Tom stated that Mr. Brantner wants reappointed. Jim agreed & feels that since Mr. Stoner works for the County, that would be a conflict of interest. Motion was rescinded. Bryan suggested appointing Mr. Stoner to replace Mary A. Taylor. Tom made a motion to reappoint James Brantner & Gene Heyman & to appoint Kirk Stoner to the Zoning Hearing Board. Terms are 5 years & will expire 12/31/12. Jim seconded & the vote in favor was 3 to 2 (Rick & Ron were opposed).

Victor Neubaum as Zoning Hearing Board Solicitor

Tom made a motion to reappoint Victor Neubaum as Zoning Hearing Board Solicitor for 2008 at a rate of \$100.00/hour. Ron seconded, & the vote in favor was unanimous.

**LETORT REGIONAL AUTHORITY:**

David Baric – term expires 12/31/07

Ron made a motion to reappoint David Baric to the Letort Regional Authority for a 5-year term to expire on 12/31/12. Rick seconded, & the vote in favor was unanimous.

**EMERGENCY SERVICES COMMITTEE CHAIRMAN:**

Tim Yingst as Emergency Services Committee Chairman for 2008.

Ron made a motion to reappoint Tim Yingst as EMS Committee Chairman for 2008. Bryan seconded, & the vote in favor was unanimous.

**EMERGENCY SERVICES CO-ADMINISTRATORS:**

Bryan made a motion to reappoint Ron Hamilton & appoint Randy Watts as Emergency Services Co-Administrators for 2008. Ron seconded, & the vote in favor was unanimous. Ron thanked Doug Glass for his services as Co-Administrator in the past.

**AGRICULTURAL SECURITY AREA CHAIRMAN:**

Gene Heyman as Agricultural Security Area Chairman for 2008 (no term limit).

Bryan made a motion to reappoint Gene Heyman as Agricultural Security Area Chairman for 2008. Tom seconded, & the vote in favor was unanimous.

**RECREATION BOARD APPOINTMENT:**

Duff Manweiler & Brady Pyers – terms expires 12/31/07.

Rick made a motion to reappoint Duff Manweiler & Brady Pyers to the Recreation Board for a 5-year terms to expire 12/31/12. Tom seconded, & the vote in favor was unanimous.

**S.M.T.M.A. BOARD APPOINTMENT:**

Terry Rickert - term expires 12/31/07.

Rick made a motion to reappoint Terry Rickert to the SMTMA Board with a 5-year term to expire 12/31/12. Bryan seconded, & the vote in favor was unanimous.

**VOTING DELEGATE TO STATE ANNUAL CONVENTION:**

Tom made a motion to appoint Barb Wilson as the Voting Delegate for 2008. Bryan seconded, & the vote in favor was unanimous.

**AUDITOR:**

Robert Cairns – term expires 12/31/09. Was appointed as Tax Collector & cannot perform in this position. Wayne Schwartz will accept appointment.

Page 4 – Reorganization Minutes – 01/07/08

Ron made a motion to appoint Wayne Schwartz as Auditor to fill Bob Cairn's unexpired term to expire 12/31/09. Bryan seconded, & the vote in favor was unanimous.

**MINUTES: 12/13/07:**

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

**#07-10C NESBIT DEVELOPMENT, LLC/TRUCK DROP LOT – Conditional Use Public Hearing:**

Mr. Mislitsky reconvened the hearing & stated the procedure. A court stenographer was present & the transcript will be the official record. The next hearing will be January 24, 2008. The hearing was closed.

**#07-21 TRADITIONS OF AMERICA (Anderson) – Final Subdivision:**

Pam Fisher presented this plan. The applicant proposes to subdivide John Anderson's parcel that surrounds the Otterbein Church on Forge Road. The plan proposes 53 lots to be built on 28 acres. There will be two tracts & the one tract will have a stormwater pond on it. Ron asked who would be responsible for the 50 ft. row on the Brandt property. Ms. Fisher stated that it will be deeded to the Homeowner's Association. Brian also noted that the church has an option to purchase some lots to use as an access. Jim asked if the streets will be private or public. They will be public streets. There was no public input. No modifications were requested.

Tom made a motion to approve #07-21, subject to the applicant's acceptance of staff comments. Bryan seconded, & the vote in favor was unanimous.

**ENGINEER'S REPORT:**

Jim made a motion to approve the security reduction in the amount of \$112,252 for the Pillars of Orthodoxy (#05-07). Bryan seconded, & the vote in favor was unanimous.

Jim made a motion to reapprove the Eastgate Professional Center (#05-23) & the Carlisle Reformed Presbyterian Church (03-23) with the condition that the 5-year protection be taken from the original date of approval. Ron seconded, & the vote in favor was unanimous.

The parking lot has been paved at the New Beginnings Loft building. The applicant is asking for reapproval. Jim made a motion to reapprove the New Beginnings Loft (#04-14). Bryan seconded, & the vote in favor was unanimous.

Michael Marhevka (#05-31) will complete improvements in lieu of posting financial security, & will require more time to complete the improvements. Ron made a motion to approve a 90-day time extension to fulfill conditions of plan approval. Bryan seconded, & the vote in favor was

unanimous.

The applicant for the Villas Estates, Section 2 (#05-40) has requested a 90-day time extension to meet conditions of plan approval. Bryan made a motion to approve the 90-day time extension. Tom seconded, & the vote in favor was unanimous.

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

Bryan made a motion to approve Resolution #08-01 forwarding the sewage planning module for Page 5 – Reorganization Minutes – 01/07/08

the Scott & Erika Wilson subdivision plan. Ron seconded, & the vote in favor was unanimous.

Decisions are ready for signatures for the AFC Carlisle Crossing Lot #8 & Kim & Brent Hanlin Conditional Use plans.

**MANAGER’S REPORT:**

The PSATS convention will be held on May 11-14. RSVP’s are needed to attend. The registration check must be approved at the next meeting.

Ron Reeder has requested to be added to the Township’s medical insurance plan. The Board acknowledged his participation in the medical insurance.

A representative to the Tri-County Regional Planning Commission needs to be appointed. Brian O’Neill has been the past representative. Tom made a motion to appoint Brian O’Neill as the Township’s representative to the Tri-County Regional Planning Commission. Bryan seconded, & the vote in favor was unanimous.

**BILLS FOR PAYMENT:**

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

**The 2008 Liaison Appointments were made as follows:**

- SMSD – Jim
- Emergency Services – Bryan & Ron
- SMTMA – Rick
- Carlisle Regional Representatives – Barb
- Planning Commission – Bryan
- Finance/Personnel – Ron & Bryan
- Road Dept. – Tom
- Recreation – Tom
- Citizen’s Advisory Committee – Tom
- Farmland Preservation – Jim
- Capital Region COG – Barb
- EIT – Ron & Bryan
- Building Committee – Ron & Rick
- PSATS Convention Delegate – Barb
- Boiling Springs Liveable Community Delegate – Rick
- FOCCA (Future of Cumberland County Agriculture)

**PUBLIC INPUT:**

There was no public input.

**SUPERVISOR’S DISCUSSION:**

Ron mentioned that EMT Beth Burkholder passed away last week. He said she was a great assistance with the emergency services.

Bryan also thanked the EMT’s for a situation recently involving him.

Page 6 – Reorganization Minutes – 01/07/08

Jim said that the South Middleton fire company said that the Township could park trucks at their site, & that a new firehouse could be built for \$2 million instead of building a \$4 million facility.

Rick suggested appointing a member at large to the building committee. Resumes should be sent to the Township by the end of the month.

Jim suggested placing public input at the beginning of the agenda.

**ADJOURNMENT:**

Ron made a motion to adjourn the meeting at 7:40 p.m. Bryan seconded, & the vote in favor was unanimous.

**WITNESS:**

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**SOUTH MIDDLETON TOWNSHIP  
BOARD OF SUPERVISORS:**

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Walter G. Reighard, Chairman

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Bryan A. Gembusia, Vice Chairman

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James N. Baker

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Ronald L. Reeder

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Thomas E. Faley