

## MINUTES

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

APRIL 11, 2019

**PRESENT:** BRYAN GEMBUSIA, TOM FALEY, RICK REIGHARD, RON HAMILTON, DUFF MANWEILER - SUPERVISORS, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Natalie Frye – Recording Secretary, Bryan Salzman – Solicitor, Michael Scherer – Alternative Solicitor, Tom LeBlanc, Jim Zimmer, Donald Group, Carol Shetter, Cathy Reisinger, Asma Honszmann, Jim Voorhees, Jonathan Barse, Doug & Helen Gale, Michael Coyle, Conrad Baker, Jim Hoerner, Velma & Jerry Miller, John Benoit, Phyllis Zimmerman, Charles Courtney, Holly Evans.

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:**

Chairman Gembusia announced that the meeting is recorded and to turn off cellular phones. There was an executive session held from 5:00pm-6:00pm to discuss real estate and litigation. He also announced at the end of the March 28, 2019 meeting, they adjourned to an executive session from 7:00pm-7:30pm to discuss personnel.

#### **MINUTES: 3/28/2019:**

Rick made a motion to approve the minutes. Duff seconded & the vote was in favor 5-0.

#### **PUBLIC INPUT:**

Cathy Reisinger, 642 Lindsey Road, questioned why the reports are not available online. Cory answered that we do not put the reports on the website but we can work on that. Ms. Reisinger also thanked Ron for his help on a previous issue.

#### **#2018-0006 MOUNTAIN CREEK DISTRIBUTION CENTER (United Parcel Service, Inc.) – Conditional Use Hearing:**

The conditional use hearing was open. A court stenographer was present. The transcript will act as the official record. Michael Scherer announced that Solicitor Bryan Salzman recused himself from all matters that relate to this application. Ron made a motion to approve the conditional use with conditions. Duff seconded & the vote was in favor 5-0. The conditional use hearing was closed.

#### **#2019-0004 GROUP & GROUP – Conditional Use Hearing:**

The conditional use hearing was open. A court stenographer was present. The transcript will act as the official record. Michael Scherer announced that Solicitor Bryan Salzman recused himself

from all matters that relate to this application. Rick made a motion to approve the conditional use with original conditions. Tom seconded & the vote was in favor 5-0. The conditional use hearing was closed.

**SOLICITOR REPORT:**

There was no report.

**ENGINEER REPORT:**

There was no report.

**COMMUNITY DEVELOPMENT REPORT:**

Tim Duerr informed the Board that he is continuing to research AirBNB's/Short-term rental properties. He commented that he should have more information for them to review in the near future. Tim also mentioned that staff intends to start the adoption procedure for the proposed Solar Energy Facility (SEF) Ordinance. Justin Kuhn, IDP, thanked the staff for working with them on proceeding with the Ordinance.

**MANAGER REPORT:**

Cory mentioned that the Boiling Springs Triathlon Committee is requesting a number of road closures for their event this year. The requested road closures are Race Street to Front Street, and Bucher Hill Road. Duff made a motion to approve the requested street closures. Rick seconded & the vote was in favor 5-0.

Ron made a motion to approve Resolution #2019-10, proclaiming May as Building Safety Month. Tom seconded & the vote was in favor 5-0.

Cory stated the Homeowners Association in the Westgate Development is no longer operational and therefore no one is there to maintain the stormwater ponds. He proposed establishing a Stormwater District for the Westgate Development which allows the Township to properly maintain the stormwater ponds. He also added that staff will be working on a draft ordinance within the next few weeks. Tom mentioned that Pine Township, in Allegheny County, enacted a Stormwater District, which seems to be successful. Cory added that staff had a conference call with the manager of Pine Township. He also stated that area stormwater districts are not as common as municipality wide districts. Cory hopes that the Stormwater District will be able to raise enough funds to properly maintain the Westgate Stormwater Ponds. Bryan Gembusia mentioned that the homeowners were originally supposed to fund the maintenance of the stormwater ponds through the HOA. However, with the HOA becoming inoperable, the Stormwater District would help make that happen. Doug Gale, 31 Derbyshire Drive, asked if the fee would be reflected on the tax bill. Cory answered that it was still unsure how the Township will levy the fees.

Cory stated that a number of staff members will be attending the PSATS Conference in Hershey. He mentioned he will be voting on resolutions, bylaw changes, and Association officers and asked the Board if there is any particular way they would like him to vote.

**PUBLIC INPUT:**

Velma Miller, 34 Fairview Street, mentioned that the vacant property at 36 Fairview Street has been listed for sale. Bryan Gembusia stated the best thing for that property is for someone to buy it.

**SUPERVISORS DISCUSSION:**

Rick wanted to thank Kurt Uhler and staff for cleaning up Seven Gables Park. Tom agreed and stated they should soon have the informational signs up for the trees.

Junior Township Supervisor, Drew Uhler, announced there are only 28 days left of school and they recently had a pep rally for the Special Olympics.

**BILLS FOR PAYMENT:**

Rick made a motion to pay the bills. Tom seconded & the vote was in favor 5-0.

**ADJOURNMENT:**

Duff made a motion to adjourn at 6:45pm. Tom seconded & the vote was in favor 5-0.

**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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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