

MINUTES

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

March 9, 2023

PRESENT: RICK REIGHARD, SHELLY CAPOZZI, BRYAN GEMBUSIA, RON HAMILTON, DUFF MANWEILER – SUPERVISORS, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Brian O’Neill – Engineer, Ali Wood – Recording Secretary, Bryan Salzmann – Solicitor, Kurt Williams – Acting Solicitor, Rich Longenecker, Janet Longenecker, John Benoit, Carol Shetter, Aaron Hartzell, Martin Simek, Harry Berger, Frank Tootle, Bryan Starner, Kristen Starner, Nathan Olszyk, Angela Liddle, Bernadette Bianchi, Marcus McKnight, Ann Benjey, Tom Benjey, Matt Madden, Ben Steinour, Jared Cook, Mark Eyer, Steven Rose, Elaine Livas, Janice Wiss, Robert Wiss, Steve Aichele, Larry Kell, David Reed, David Connors, Mike Lubinsky, Sherry Goodyear, Tracy Clements, Bill Clements, Justin Doty, Jamie Berrier, Jeff Lenker, Erin Pittman, Terry Keiser, Anne Keiser, Megan Chapones, Addison Chapones, Suzie Mihalaki, Steve Riley, Carolyn Riley, Gary Robinson, Erik Petersons, Jane Petersons, Aubrey Shenk, Jonathan Delcamp, Jude Gritz, Marianne Dell, Barb Sears, Glenn Deleran, Ann Marie Deleran, Sam Butler Jr., Travis Nolen, Kaila Nolen, Jane Brown, Skip Brown, Lisa Torio, Drew Fisher, Emily Fisher, Margie Stewart, Betty Daugherty, and Gene Daugherty.

The meeting was called to order at 6:00 p.m. by Chairman Reighard.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Chairman Reighard.

MOMENT OF SILENCE:

A moment of silence was observed.

OPENING ANNOUNCEMENTS:

Chairman Reighard announced that the meeting is recorded and to turn off cellular phones. He also added that there was an executive session from 5:00-6:00 p.m. to discuss personnel and litigation.

MINUTES: 02/23/23 (Regular Meeting):

Ron made a motion to approve the minutes. Shelly seconded, and the vote in favor was 5-0.

PUBLIC INPUT:

There was no public input.

#2022-0022 WOLF FARM SOCCER FIELDS – Conditional Use Public Hearing

The hearing was opened. A court stenographer was present and the transcript will be the official record. The hearing was continued to April 13th at 6:00 p.m. The hearing was closed.

#2022-0009 WOLF FARM SOCCER FIELDS – Lot Alteration – Final Subdivision

Justin Doty, FSA, was in attendance to discuss the plan. The applicant proposes to extinguish the existing shared boundary and establish a new property line farther east. No new lots will be created with this plan and no construction is being proposed. The property is located at 842 York Road, Carlisle (AC District).

Modifications:

- Section 306(b)(4) – plan scale smaller than 100 feet to an inch

Kurt W. explained that there are some concerns regarding moving forward. This lot addition plan is going to lead into the land development plan which is going to require a SALDO waiver for site distance spacing. He added that the Board is not inclined to grant that waiver. Mr. Doty explained that he is okay to table the plan until a later time. He also stated that he understands that the Board does not take site distance waivers lightly, but even after pushing the boundary line, they are still unable to meet the requirement due to not having enough space on the property, and Ridge Road being the only access. He also added that they will not need the easement immediately, only to access the rest of the property at a later time. Duff asked if they would be able to gain access via York Road. Mr. Doty replied that it would be very tough due to PennDOT preferring access be on a minor road versus a major road. Bryan G. asked if PennDOT were to allow it, would they meet those requirements? Mr. Doty replied he did not believe so. Kurt W. informed the Board that they only have until March 31st to make a decision.

Duff made a motion to deny the modifications of requirements. Shelly seconded, and the vote in favor was 5-0.

Shelly made a motion to deny plan #20220009, Wolf Farm Soccer Fields – Lot Alteration – Final Subdivision. Duff seconded, and the vote in favor was 5-0.

Mr. Doty clarified that they can reapply at a later date. Kurt W. stated yes.

There was a short break at 6:35 p.m. The meeting reconvened at 6:45 p.m.

BID AWARD – PINE SCHOOL ROAD BRIDGES

Brian O. explained that we utilized the PennBID online bidding system, so contractors submitted bids electronically online. Thus, there are no bid opening meeting minutes. He explained that the project involves the replacement of one bridge, and repairs to a second bridge. The two bridges are about 400 feet apart, so it was best to combine the project as one, since the road will be closed. He added that the bridge was originally advertised as a precast box culvert structure. However, at the pre-bid meeting, the consensus from the contractors was that the wait time for a precast structure would be about 10-12 months; so they recommended providing an option to complete the project as a cast-in-place structure, which was included as an option in the bid.

Shelly made a motion to award the bid to the lowest bidder, CriLon Corp, in the amount of \$526,169.93. Bryan G. seconded, and the vote in favor was 5-0.

Brian O. added that CriLon Corp is considered a responsible bidder who has completed projects in the Township in recent years. He also added that CriLon has not indicated whether they plan to proceed with a cast-in-place or precast structure.

SOLICITOR REPORT:

There was no solicitor report.

ENGINEER REPORT:

Brian O. provided an update on the temporary construction easements for the Boiling Springs Pedestrian & Safety Improvements project. He added that the Board needs to approve the ones that have been signed since the last meeting.

Ron made a motion to approve the temporary construction easements for Bistline, Cornman, D & S 101 LLC, Engle, Gewiss, Shaw and SNK Inc. Shelly seconded, and the vote in favor was 5-0.

Brian O. explained that when Ordinance #2021-05 was passed, it would make Bucher Hill Road one-way, the entire length, from Mountain Road to First Street (Rt. 174), effective at the completion of the Dam Rehabilitation Project. Since that time, there have been discussions about re-thinking that approach, and only making Bucher Hill Road one-way in front of the Mill, up to the Furnace parking lot. More recently, there has been discussions about configuring Bucher Hill Road with a “bump out” at the junction where the road turns from one-way to two-way to discourage through traffic. In order to make any of these changes, the Board would need to update the prior ordinance.

Duff made a motion to authorize the Township Engineer to revise the ordinance and schedule a hearing to make only the portion of Bucher Hill Road from Mountain Road to the Furnace parking lot one-way, installing a stop intersection at that location, and prohibit trucks on Bucher Hill Road. Ron seconded, and the vote in favor was 5-0.

Brian O. added that in anticipation of the Ordinance, the area will need to be updated to install the appropriate signage. In order to discourage traffic, and provide for an orderly transition from one-way to two-way traffic at the Furnace parking lot, a “bump out” is being proposed to “channel” the one-way traffic to a point that “intersects” with the existing curve into the parking lot. Brian O. attached an option that he would like to present to the State for possible changes to the Dam Rehabilitation project to be incorporated into the restoration of the area and asked the Boards approval to submit it to the State based upon their comments.

Bryan G. made a motion to authorize staff to present the alternative restoration plan for Bucher Hill Road to the State to install a bump out at the transition from one-way to two-way traffic as discussed. Duff seconded, and the vote in favor was 5-0.

Brian O. stated that the Township is proceeding with the design of the improvements to South Front Street (from First Street to Race Street). The concept that seems to be the consensus for the design is to install a sidewalk along the East side of Front Street, along the lakeside. To install this, and maintain the existing parking along the West side, the roadway would then become one-way, heading South. Resolution #2023-11 essentially commits the Board to the following: supporting the project to redesign South Front Street, installing a sidewalk along the east side, and making Front Street a single lane of one-way traffic in the southbound direction.

Shelly made a motion to approve Resolution #2023-11 expressing commitment to installing sidewalks on the east side of Front Street and making South Front Street one-way in the southbound direction. Bryan G. seconded, and the vote in favor was 5-0.

COMMUNITY DEVELOPMENT REPORT:

Time extensions have been granted for the following plans:

- Smith Farm Partners Townhomes Pre/Final Subdivision & Land Development #20220015 – April 27, 2023
- Garden Apartments Conditional Use #20220028 – May 30, 2023

Ron made a motion to accept the time extensions. Shelly seconded, and the vote in favor was 5-0.

MANAGER REPORT:

There was no manager report.

PUBLIC INPUT:

Jude Fritz, Eldon Lane, asked if there are any plans to widen Lindsey Road. Rick replied that certain sections of the road have already been widened over the years and that at the moment he does not believe there is work planned. Brian O. added that the Township produced a list of all the roads that needed repairs and the cost was very high; so staff chooses the work by priority/severity. Brian O. also stated that part of the issue with Lindsey Road is that the utility poles are very close to the road and would need to be moved back if the road is widened. In the past, the Township tried to work with Met-Ed and the property owner to move the poles, but were unsuccessful. Brian O. added that the area is now utilized as a pasture instead of for crops, so they may be more successful if they try again. Bryan G. assured that staff will relook into moving the poles, if we are able to get them moved, it would be a big help.

Mr. Fritz also raised concerns on the storm water retention area on Eldon Lane, stating that he does not believe it is working properly because some water comes in, but it does not hold anything. Brian O. stated that we are aware of it and are working with the developer. The developer will need to address the issue before they can close their NPDES permits and dedicate the roads.

Dean Otto, Chestnut Drive, asked who owns the lake, the bubble, and the channel to the road. The Board replied that the Fish & Boat Commission own the lake and the Township owns the bubble and channel. Mr. Otto also asked about the Karn's project and the plan for the exit and entrance; because he feels it could be dangerous for both drivers and bike riders. Duff stated that it is ultimately the State's decision and they are the ones currently holding up the plans.

Martha Stewart, S. Ridge Road, asked what is being done with the ATC building. Rick explained that the Township's intention was to renovate the space to accommodate needed office space and install bathrooms/showers for hikers. Early in the renovation process the Township found that due to the extent and nature of the deterioration of the building, it needed to be condemned. The Township has since applied for a historic planning grant to cover a second opinion and begin the design work that will eventually support restoration of the structure. For the time being, the Township plans to install a water pump and new electric source. Duff added that there is no Township budget aligned for this work, as it was unexpected.

SUPERVISORS DISCUSSION:

There was no supervisor's discussion.

BILLS FOR PAYMENT:

Duff made a motion to pay the bills. Ron seconded, and the vote in favor was 5-0.

ADJOURNMENT:

Duff made a motion to adjourn the meeting at 7:14 p.m. Bryan G. seconded, and the vote in favor was 5-0.

WITNESS:

Ali Wood

Ali M. Wood, Recording Secretary

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Walter G. Reighard

Walter G. Reighard, Chairman

Shelly L. Capozzi

Shelly L. Capozzi, Vice Chairperson

Bryan A. Gembusia

Bryan A. Gembusia, Member

R. Duff Manweiler

R. Duff Manweiler, Member

Ronald P. Hamilton

Ronald P. Hamilton, Member