

MINUTES

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

APRIL 8, 2021

PRESENT: BRYAN GEMBUSIA, RICK REIGHARD, DUFF MANWEILER, RON HAMILTON, SHELLY CAPOZZI – SUPERVISORS, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Sandy Quickel – Recording Secretary, Bryan Salzmann – Solicitor (via Zoom), Steven & Sherri Auker, John Shugars, Mike Wadel.

NOTE: This meeting was simulcasted via Zoom. Those observing the meeting from the public remotely will not be included in the minutes unless they make a comment during the meeting.

Chairman Gembusia called the meeting to order at 6:03 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.

MINUTES: 03/25/21 (Regular Meeting):

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

PUBLIC INPUT:

John Shugars introduced himself. He is a candidate for the position of District Justice.

Sherri Auker, 1150 Forge Road, commented on the construction project placing new pipes in the Forge Road area. She said the access road has not been removed after the sewer work was completed. The access road has huge rocks instead of gravel. Also, a water pipe has not been fixed. Ms. Auker said that Bryan G. said that Brian O. was to meet with them, but has not been able to reach them. Mrs. Auker was asked to leave her contact information with the Township. Cory said that Brian O. has tried to contact Ms. Auker with the contact information that she supplied to the Township, but has not been able to reach her and have left several messages.

Jeff Levensgood, U-Haul representative, thanked the Board for using the U-Haul site on Walnut Bottom Road for a COVID-19 mass vaccination center and the SMT staff that helped with the setup. Bryan G. thanked Mr. Levensgood for the use of the site. Mr. Levensgood also thanked Ron for his assistance. Rick thanked Mr. Levensgood for allowing the use of the building.

#2020-0034 JJC INVESTMENT PROPERTIES, LLC – Conditional Use Public Hearing:

Bryan G. opened the hearing. Tim stated that the applicant wants to table the plan tonight and to continue the hearing on the April 29, 2021 meeting. The hearing was closed.

Rick made a motion to continue the hearing on April 29, 2021. Shelly seconded, and the vote in favor was unanimous.

#2021-0007 DALE TAYLOR LOT ALTERATION - Final Minor Subdivision:

Mike Wadel presented the plan. The applicant is proposing to subdivide Lot 1A from Lot 2. Lot 1A will be conveyed as a lot addition to Lot 1. No construction is proposed and the total number of lots will remain the same. The property is at 19 Wood Lane. Mr. Wadel stated that there is a small encroachment on the lot lines between these two properties and the plan will alter the lines so both properties are conforming. There are no modifications.

Duff made a motion to approve plan #2021-0007, subject to staff comments. Rick seconded, and the vote in favor was unanimous.

SOLICITOR REPORT:

No report was given.

ENGINEER REPORT:

Tim presented the report. The developer for the Summerbridge Phases 3 & 4 plan has submitted an as-built survey and requested a release of financial security. All items have been addressed. Rick made a motion to approve the security release in the amount of \$30,000 for plan #2017-0006. Shelly seconded, and the vote in favor was unanimous.

The Township contracted with Rettew to complete a Phase 1 Environmental Assessment when the Township began the process of buying the airport. The report would identify potential or existing environmental contamination liabilities. The report was completed in 2019. To finalize closing on the airport, an up-to-date report would identify any issues since the last report. The amendment would cost \$4,250 to complete the update bring the total cost to \$19,320.00. Ron made a motion to approve the amended contract with Rettew Associates for the Carlisle Airport Phase 1 EDDA for a total fee of \$19,320. Duff seconded, and the vote in favor was unanimous.

COMMUNITY DEVELOPMENT REPORT:

Tim presented a 90-day time extension granted to the Board to act on the Westmooreland Phase 1 plan. The new deadline will be July 20, 2021. Ron made a motion to approve a 90-day time extension until July 20, 2021. Duff seconded, and the vote in favor was unanimous.

MANAGER REPORT:

Cory received a request from the U.S. Army War College to conduct a relay road race on April 30, 2021 from 10:00 – 11:00 am on a 3-mile route. They are seeking road closures for one hour at Mountain Road/Leidigh Drive intersection. Shelly made a motion to approve the road closure subject to the proper arrangements with staff and subject to safety procedures. Ron seconded, and the vote in favor was unanimous.

Cory requested an Executive Session after the meeting to discuss personnel and real estate.

PUBLIC INPUT:

Doug Gale, Derbyshire Drive, asked for an update on the connector road. Rick said the applicant is waiting for the permit on Penn DOT. Cory added that the applicant has provided all necessary documents to the Township.

SUPERVISOR’S DISCUSSION:

There was no discussion.

BILLS FOR PAYMENT:

Rick made a motion to pay the bills. Shelly seconded, and the vote in favor was unanimous.

Duff made a motion to adjourn to Executive Session at 6:30 pm. Shelly seconded, and the vote in favor was unanimous.

ADJOURNMENT:

Shelly made a motion to adjourn the meeting at 7:00 pm. Ron seconded, and the vote in favor was unanimous.

ATTEST:

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Sandra A. Quickel, Secretary

Bryan A Gembusia, Chairman

Shelly L. Capozzi, Vice Chairwoman

Walter G. Reighard, Member

R. Duff Manweiler, Member

Ronald P. Hamilton, Member