

MINUTES

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

MAY 27, 2021

PRESENT: BRYAN GEMBUSIA, RICK REIGHARD (Absent), RON HAMILTON, SHELLY CAPOZZI, DUFF MANWEILER - SUPERVISORS, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Brian O’Neill – Engineer, Sandy Quickel – Recording Secretary, Bryan Salzmann – Solicitor, Tim Berndt, Jeffrey Levensgood, Carol Shetter, Max and Marge Culbertson, Mike Meredith, Christy O’Neill, Pdraig O’Neill, Bill Kick.

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

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.

MINUTES: 05/13/2021 (Regular Meeting):

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

MINUTES: 05/20/21 (Bid Opening – Line Striping):

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

MINUTES: 05/20/21 (Bid Opening – Road Projects):

Shelly made a motion to approve the minutes. Duff seconded, and the vote in favor was 4 to 0.

BID AWARD – Line Striping:

The low bidder was Alpha Space Control at \$24,051.50. Duff made a motion to award the bid to Alpha Space Control in the amount of \$24,051.50. Ron seconded, and the vote in favor was 4 to 0.

BID AWARD – Road Projects:

The low bidders were:

Wilson Paving	Middlesex Road	\$81,892.00
	Adams Road	\$75,374.00
	Lerew Road	\$70,714.00

Pennsy Supply	Mayapple Drive	\$181,323.80
	Commerce Avenue	\$237,504.10

Ron made a motion to award the bids, as noted. Shelly seconded, and the vote in favor was 4 to 0.

PUBLIC INPUT:

Tim Berndt, Palms Court, commented on the blighted property along York Road. He was told there was a new owner of the property and asked if there is an update on it. Tim replied that to be a blighted property, there are some criteria that has to be followed. The property is not at the point where it is falling down. Mr. Berndt feels the property is a fire hazard and is dangerous.

Max Culbertson, Forge Road, commented on the intersection at Forge Road and Westminster Drive. He claims people speed and run the stop signs. He asked if a blinking light or something could be done about this intersection. Brian O. stated that both road are state roads. Brian O. said possibly a blinking light or reflective markings on the road could be done. Penn DOT will not allow this intersection to be a 4-way stop due to the potential stacking of vehicles onto York Road. Bryan G. suggested asking the State Police to monitor this area.

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

The hearing was opened. The applicant would like to continue the hearing on June 24, 2021. The hearing was closed. Shelly made a motion to continue the hearing on June 24, 2021. Duff seconded, and the vote in favor was 4 to 0.

#2020-0035 CUMBERLAND CROSSING II/COTTAGES EXPANSION PROJECT – Final Minor Subdivision & Land Development:

Bill Kick presented this plan. The applicant is proposing to add 10 single family detached dwelling units to the existing Cumberland Crossings Senior Living campus. The property is located at 1 Longsdorf Way. The Planning Commission has recommended approval.

Modifications: Preliminary Plan, Sidewalks along Marsh Drive, Curbs & Gutters on Marsh Drive, and Wellhead Protection Design requirements. Duff made a motion to approve the modifications. Ron seconded, and the vote in favor was 4 to 0.

Ron made a motion to approve plan #2020-0035, subject to staff comments. Shelly seconded, and the vote in favor was 4 to 0.

#2021-0001 STARBUCKS – Final Land Development:

Tim stated that the applicant has withdrawn the plan.

EMERGENCY SERVICES REPORT:

Ron reported that the Kunkle Bridge on Petersburg Road will reopen on June 4, 2021.

RECREATION REPORT:

No report was given.

PUBLIC WORKS/ROAD REPORT:

The report was accepted, as submitted.

SOLICITOR REPORT:

Attorney Salzman stated that a draft ordinance was drafted to make Bucher Hill Road a one-way road. That road will be shut down when work begins on the lake.

ENGINEER REPORT:

Brian O. reported that Group Court located along Holly Pike is ready for street dedication. Shelly made a motion to approve Resolution #2021-12 accepting Group Court for dedication to the Township. Duff seconded, and the vote in favor was 4 to 0.

All items have been completed at the UPS Distribution Center Lot 3. The applicant has requested the security be released. Duff made a motion to approve the security release for the UPS Distribution Center Lot 3 (plan #2019-0021). Ron seconded, and the vote in favor was 4 to 0.

The applicant for the Carlisle Medical (York Road) plan had requested a release of security last November, but a few items had not been completed. Those items have been completed. Ron made a motion to approve the security release for the Carlisle Medical plan #2019-0002. Shelly seconded, and the vote in favor was 4 to 0.

Boy Scout, Pdraig O’Neill (son of Engineer Brian O’Neill) was present. Pdraig is planning a project in relation to the Letort Trail extension. A sign and a bench will be placed along the trail. Bryan G. thanked him for doing this project.

COMMUNITY DEVELOPMENT REPORT:

The following time extensions were granted to the Board for action:

Georgetowne Conditional Use #2020-0020	September 22, 2021
Georgetowne #2020-0021	October 14, 2021
28 Westminster Drive #2021-0003	July 27, 2021

Shelly made a motion to approve the time extensions, as noted. Duff seconded, and the vote in favor was 4 to 0.

MANAGER REPORT:

Cory reported that the Parks & Recreation staff have received requests to hold food truck events in the parks. This issue was discussed at the Parks & Recreation Board meeting on May 20, 2021. A question was raised as to whether there should be a charge for the Township to host them since it would require some accommodation before and after the trucks use the parks. The Parks & Recreation Board made the following motion: “Groups will contact the P&R Department and pay the \$100 Special Event fee plus \$25 per food truck (limited to 2 trucks max per event). The trucks are not to use Township utilities, are responsible for their trash and will park only in designated food truck spots”. Parks and Recreation staff will further evaluate this issue and return back to the Board with an official policy to regulate food truck activity. 90 days should be enough of a temporary timeframe to evaluate the issue. Duff made a motion to approve

the temporary policy (90 days) reflecting the Parks & Recreation Board's actions. Ron seconded, and the vote in favor was 4 to 0.

Parks and Recreation Department would like to hire the following seasonal employees: Corrine Albin, Aiden Metyn, Joshua Hiles, Hannah Herman, & Carson Garvey. Ron made a motion to approve the listed seasonal hires. Shelly seconded, and the vote in favor was 4 to 0.

Attached are the CapCOG Board of Delegates meeting for May 2021.

The Cumberland County Commissioners approved the Township's request for a planning grant for future planning and land use development at the Carlisle Airport. The request was for \$15,000. Cory thanked Brian O'Neill and GMS for their assistance with the grant.

The Parks and Recreation Department will hold a public outreach session at Friday Fest on June 18, 2021 to obtain feedback on the proposed Master Plan design.

On June 2, 2021 at 6:00 pm the Boiling Springs group will meet at the Township building.

Cory requested an Executive Session after the meeting is adjourned.

PUBLIC INPUT:

Carol Shetter, Gutshall Road, stated that she left a message about weeds along Mountain Road impeding sight distance. The weeds were mowed shortly after her call. She commended the Road Crew for their quick action.

SUPERVISORS DISCUSSION:

Shelly mentioned some items discussed with the School Board. 1 – a discussion on diversity will be occurring. 2- they will be hiring an Athletic Director, and 3 – they are planning for a 5-day week when school begins in the fall.

Duff thanked Trever and Kurt for assisting the Girl Scouts for planting the first pollinator garden at Spring Meadows Park.

BILLS FOR PAYMENT:

Shelly made a motion to pay the bills. Duff seconded, and the vote in favor was 4 to 0.

Ron made a motion to adjourn to Executive Session at 6:40 pm. Duff seconded, and the vote in favor was 4 to 0.

ADJOURNMENT:

Bryan made a motion to adjourn at 7:41 pm. Ron seconded, and the vote in favor was 4 to 0.

WITNESS:

Sandra A. Quickel, Secretary

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Bryan A. Gembusia, Chairman

Shelly L. Capozzi, Vice Chairwoman

Walter G. Reighard, Member

R. Duff Manweiler, Member

Ronald P. Hamilton, Member