

## MINUTES

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

JUNE 10, 2021

**PRESENT:** BRYAN GEMBUSIA, RICK REIGHARD (absent), DUFF MANWEILER, RON HAMILTON, SHELLY CAPOZZI – SUPERVISORS, Cory Adams – Manager, Jarrett Sweeney – Assistant Manager, Tim Duerr – Zoning Officer, Sandy Quickel – Recording Secretary, Doug Shields, Eric Derr, Doug Gale, Carol Shetter, Tim Berndt, Jerry & Velma Miller, 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 6:00 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 and to turn off cell phones.

#### **MINUTES: 05/27/21 (Regular Meeting):**

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

#### **PRESENTATION:**

Doug Shields, Yellow Breeches EMS Chief, said as of 2020, they have served South Middleton Township for 25 years. Mr. Shields presented a plaque to the Supervisors and staff for their support.

#### **PUBLIC INPUT:**

Doug Gale, Derbyshire Drive, stated that Waste Management has been doing a great job with the trash/recycling pickup. He also feels the Township's sound systems is not working well, and can not hear some people through Zoom. Duff said he hopes the Zoom meetings stop at the end of June.

#### **#2020-0008 JEFFERSON COURT II – Final Subdivision and Land Development:**

Eric Derr was present to answer any questions about this plan. Tim explained that this plan has been through the conditional use and preliminary plan process. This plan will consist of 13 single family lots with a road connecting into Morgan's Crossing. There are two modifications. Ron asked Mr. Derr to supply an overall view of all the phases so the hydrant locations could be reviewed for future development. Mr. Derr agreed to submit the

**Modifications:** Final Plan to conform to Preliminary Plan in all aspects, and Landscape Architect Certification on Landscape Plan. Duff made a motion to approve the modifications. Shelly seconded, and the vote in favor was 4 to 0.

Shelly made a motion to approve plan #2020-0008 subject to staff comments. Ron seconded, and the vote in favor was 4 to 0.

**MBC CARLISLE, LLC – Sketch:**

Mike Wadel presented the sketch plan. The property owner of 346 York Road (former McCann Business School) is requesting a modification of the access/driveway requirement in order to subdivide a lot from the property. The new lot and its access are to be from Forge Road. The spacing requirement is 585 feet on both sides of the street. There are several driveways on the other side of Forge Road which makes it impossible to meet spacing on the west side. The applicant claims to meet the access spacing on his side of the street. Duff said it is hard to grant a waiver not knowing the use of the lot. Ron agreed. Tim Berndt, PC Member, stated that at the PC meeting, it was suggested moving the driveway further north on Forge road to get away from the other driveways. The Board did not act on the waiver request without knowing the actual use of the lot.

**SOLICITOR REPORT:**

No report was given.

**ENGINEER REPORT:**

Tim reported some items for Brian O. He said that with the Connector Road project, there is a hedgerow problem at the intersection of E. Springville and York Roads which should be addressed prior to accepting dedication of the new connector road.. It is causing a site distance problem. Also, the road will need to be named.

**COMMUNITY DEVELOPMENT REPORT:**

The property owner at 1240 Holly Pike wishes to combine 2 tracts of land by filing a deed without going through subdivision. The Subdivision and Land Development Ordinance was revised to simplify the process of combining 2 lots or change lot lines. This request would bypass this process. Ron made a motion to deny the request to waive subdivision plan requirement. Shelly seconded, and the vote in favor was 4 to 0.

The applicant for the David & Carol Adams Final Subdivision plan has granted a 90-day time extension to act on the plan. Duff made a motion to approve the time extension request until September 9, 2021, as requested. Shelly seconded, and the vote in favor was 4 to 0.

**MANAGER REPORT:**

Staff has met with the Appalachian Trail Conservancy (ATC) about the acquisition of its building in Boiling Springs. The ATC will release a public statement with the Township's input on the transfer of property soon.

A request was received from the Boiling Springs Triathlon Committee to close some streets for their event on August 7, 2021. Streets to be closed are Race Street (from Leidigh Drive/Mountain Road) to Front Street and Bucher Hill Road. Closures would start at 7:00 am on

August 7 until the conclusion of the race. Shelly made a motion to approve the requested street closures. Ron seconded, and the vote in favor was 4 to 0.

In order to enhance the fish habitat in the Yellow Breeches, the Cumberland County Conservation District needs access through the Wittlinger Preserve. A Landowner-Grantee agreement needs to be finalized in order to install structures to support the project. Ron made a motion to approve the DEP Landowner-Grantee form and to authorize Cory to sign the agreement. Duff seconded, and the vote in favor was 4 to 0.

L.R. Kimball will serve as the Township's consulting engineer for any Carlisle Airport projects. The term of the agreement is five years with costs dependent on projects. Duff made a motion to approve the professional services agreement subject to the Board's approval and to authorize Cory to sign on behalf of the Board. Shelly seconded, and the vote in favor was 4 to 0.

Consensus was given to advertise an ordinance that will adopt a new nuisance ordinance and repeal several previous nuisances in previous ordinances.

Carlisle Borough has provided us its action plan for Program Year 2021 as part of its preparation of its Community Development Block Grant application.

Cory attended the County Commissioner's Municipal Advisory Board meeting recently.

There was discussion regarding the Cambria Place project and whether the Carlisle Borough plant has adequate sewer supply. Cory asked for authorization to ask Carlisle Borough to increase the capacity. Duff stated that he is on both Boards & made a motion to support the Township getting more involved with this process in order to move such items in the future of Boiling Springs forward. Shelly seconded, and the vote in favor was 4 to 0.

The Township has received a Keystone Preservation Grant to study the village and historic areas in the Township. Cory thanked GMS for their assistance with the grant. Tim Berndt, PC member, asked if the entire Township could be included for the study. Cory stated that other historic locations in the Township have already been identified on the Official Map, but the scope of the project will be reviewed to see if expansion is possible.

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

**PUBLIC INPUT:**

Thelma Miller, Fairview Street, said there is a sinkhole in front of her house. The Township will send someone out to look at it.

**SUPERVISOR'S DISCUSSION:**

Shelly stated that the Cap Tax lawsuit with the School District has been settled. Also, the School District will be hiring or has hired an Athletic Director and a HR Director.

Duff said the Boiling Springs group had a great meeting last week. They discussed which streets in the Village area should be made one-way streets.

**BILLS FOR PAYMENT:**

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

Ron made a motion to adjourn to Executive Session at 6:45 pm. Shelly seconded, and the vote in favor was 4 to 0. The Board came back at 7:15 pm

**ADJOURNMENT:**

Bryan G. made a motion to adjourn the meeting at 7:16 pm. Shelly seconded, and the vote in favor was 4 to 0.

**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