

MINUTES

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

JULY 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, Brian O’Neill – Engineer, Sandy Quickel – Recording Secretary, Bryan Salzmann – Solicitor, Tim Berndt, Carol Shetter, Aaron Navarro.

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 6:05 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. He said there was an Executive Session held from 5:30 – 6:00 to discuss real estate. He also announced that this will be the last meeting held via Zoom.

MINUTES: 06/24/21 (Regular Meeting):

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

PUBLIC INPUT:

There was no public input.

#2021-0010 BANNER OF TRUTH STORAGE FACILITY – Preliminary/Final Subdivision & Land Development:

Aaron Navarro was present for the plan. The applicant is proposing to construct a 25,000 s.f. building for use as an on-line retail/storage and office. Additional project improvements include parking areas, landscaped areas, lighting, stormwater management, sewer main extension and other utility connections. The property is at 610 Alexander Spring Road. Rick asked Mr. Navarro if this is to be a warehouse. Mr. Navarro said it is not, but will be on-line retail sale. Trucks will deliver and ship from this location. Duff commented on the modification for access spacing for driveways along a rural road. He said the Township does not usually waive this modification, but the driveway will align up with another driveway.

Modifications: Preliminary Plan; Street trees along existing street, Interior parking lot trees, Access spacing for driveways along Rural Road, Volume Control – use managed release. Shelly

Rick made a motion to approve plan #2021-0010, subject to staff comments. Ron seconded, and the vote in favor was unanimous.

SOLICITOR REPORT:

No report was given.

ENGINEER REPORT:

Brian O. drafted an ordinance to establish a 35 mph speed limit on Logistics Drive. The ordinance will be advertised for a future meeting.

The Board approved the installation of speed humps along Front Street at the last meeting. There was discussion at the last meeting whether to include installing speed humps on Race Street. Ron made a motion to approve the installation of speed humps on Race Street. Duff seconded, and added that a lot of people want them installed. The vote in favor was unanimous.

COMMUNITY DEVELOPMENT REPORT:

The following submitted time extensions:

Westmooreland Phase 1 – 90 day time extension (October 18, 2021)

28 Westminster Drive – 90 day time extension (October 1, 2021)

Duff made a motion to approve the time extensions per the applicant's requests. Rick seconded, and the vote in favor was unanimous.

The developer for the Georgetown plan has requested the plan be tabled at the July 20 Planning Commission meeting. The applicant is awaiting revised traffic study data to satisfy the Township Engineer's comments.

Tim added that the Tidal Wave Auto Spa car wash plan has withdrawn their plan. The applicant could not satisfy the Township's requirement regarding driveway access.

MANAGER REPORT:

Cory received a request from the Greater Grace Bible Fellowship on Fourth Street to close Walnut Street to Kauffman Street for their "October Fest" on October 2, 2021. Rick made a motion to approve the requested street closures. Shelly seconded, and the vote in favor was unanimous.

PUBLIC INPUT:

There was no public input.

SUPERVISOR'S DISCUSSION:

Duff mentioned that the pollinator garden looks good. It is located at Spring Meadows Park.

Shelly noted the tragic accident involving a school board member (Edyie Rob). She served her country and was in the Army.

Ron said that National Night out will be on August 3, 2021. The State Police will be present, as well as ambulance and fire equipment.

BILLS FOR PAYMENT:

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

ADJOURNMENT:

Ron made a motion to adjourn the meeting at 6:25 pm. Duff 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