

MINUTES

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

SEPTEMBER 9, 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, Carol Shetter, Doug Gale, Tim Berndt, Phil Garland, Attorney Isaac Wakefield, Phyllis Zimmerman (The Sentinel).

Chairman Gembusia called the meeting to 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.

MINUTES: 08/26/21 (Regular Meeting):

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

PUBLIC INPUT:

There was no public input.

Attorney Isaac Wakefield was present to ask the Board for approval of the Cooperative Agreement between SMT and Carlisle Borough and their Municipal Authorities respectively. The agreement involves updating a pump station within the Borough funding from the Cambria Place development. Shelly made a motion to approve the agreement. Rick seconded, and the vote in favor was unanimous.

#2021-0016 MORGAN’S CROSSING PHASE III – Final Subdivision:

Phil Garland was present for the plan. He is proposing to construct 27 residential units as Phase III. The property is on Petersburg Road. Tim said that there are three modifications. Brian O. noted that the Planning Commission suggested that the HOA keep track of the impervious coverage restriction and inform the residents whether they would be allowed to add any additional projects to their property. However, it may be too late to have an HOA since Phases I and II do not have an HOA. The developer will have to submit an as-built plan after the construction of each home. It was noted that the Township would still have to enforce the impervious coverage restriction because it will need to be verified whenever permits are issued for patios or sheds.

Modifications: Final Plan, Landscape Plan certified by Landscape Architect, and Location of Monuments. Shelly made a motion to approve the modifications. Rick seconded, and the vote in favor was unanimous.

Duff made a motion to approve plan #2021-0016, subject to staff and Planning Commission comments. Shelly seconded, and the vote in favor was unanimous. Brian O. said that the Conditional Use decision required a contribution of \$500 per residential lot for traffic improvements. Duff and Shelly withdrew their motion and second.

Duff made a motion to approve plan #2021-0016, subject to staff, Planning Commission and Preliminary Plan comments, and subject to the Conditional Use decisions comments. Shelly seconded, and the vote in favor was unanimous.

#2021-0017 MORGAN’S CROSSING PHASE IV – Final Subdivision:

Phil Garland was present for this plan. It is the same as Phase III, but is proposing 16 residential units. The same comments apply to this plan as discussed in the previous plan.

Modifications: Final Plan, Landscape Plan certified by Landscape Architect, and Location of Monuments. Ron made a motion to approve the modifications. Duff seconded, and the vote in favor was unanimous.

Rick made a motion to approve plan #2021-0017, subject to staff, Planning Commission and Preliminary Plan comments, and subject to the Conditional Use decisions comments. Ron seconded, and the vote in favor was unanimous.

SOLICITOR REPORT:

Attorney Salzman stated that the Township is scheduled to close on the Carlisle Airport purchase on September 30, 2021. RFQ’s will be required to select a design firm for the future improvements at the airport.

ENGINEER REPORT:

The Active Transportation Plan is ready for adoption. Duff made a motion to approve Resolution #2021-21 adopting the Active Transportation Plan as a policy guide. Shelly seconded, and the vote in favor was unanimous. Cory thanked Duff, the study committee members, Sara, Kurt and especially Brian O. for the excellent work done on the project.

It has come to Brian O’s attention that a right-of-way of Viewmore Drive (Westmooreland Heights) has never been dedicated to the Township. The right-of-way is located in the Western Village area. It was designated on the subdivision plan and intended for public use, but a street was never built, and the Township has not maintained the property. An adjacent property owner who recently purchased the property has discovered a possible sinkhole within the right-of-way, and asked the Township about fixing it. Attorney Salzman asked if the Township has ever maintained it. Brian O. replied no – it is a grass area. Brian O. noted that during the Walnut Bottom Road Master Plan discussions, it was discussed providing connections between the adjacent property where Walnut Bottom Grove has been proposed. The Township would need to utilize this area as a street. Duff made a motion to authorize the Township Engineer to prepare a

resolution accepting the undedicated portion of Viewmore Drive. Rick seconded, and the vote in favor was unanimous.

The Township has received Penn DOT approval to reduce the speed limit on Forge Road from 50 to 35 mph in the area from Lindsey Road to the Otterbein Church.

COMMUNITY DEVELOPMENT REPORT:

Ron made a motion to approve Resolution #2021-22 forwarding the Justin Junkins Sewage Planning Module to DEP. Duff seconded, and the vote in favor was unanimous.

MANAGER REPORT:

Cory stated that the Parks and Recreation Department are seeking approval to hire a part-time Aquatics Director. Rick made a motion to hire William Sellers as part-time Aquatics Director. Ron seconded, and the vote in favor was unanimous. Rick asked for the rate of pay for this position. Cory said \$250 per pay period.

Cory noted that Ali Wood, Administrative Assistant, is observing the meeting to be a backup for the Recording Secretary.

He also requested an Executive Session after the meeting to discuss Real Estate.

PUBLIC INPUT:

There was no public input.

SUPERVISOR'S DISCUSSION:

Duff stated that the Day at the Park and the fireworks events were well attended.

Shelly stated that the School District has hire Jim Estep as Superintendent with a 3-year contract. The also rehired Tina Darchicourt as Business Manager.

Ron noted that a fire fighter saved someone from bleeding to death at an accident. He would like to publicly recognize this fire fighter.

BILLS FOR PAYMENT:

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

The meeting was adjourned to Executive Session at 6:36 pm.

ADJOURNMENT:

Bryan made a motion to adjourn the meeting at 6:47 pm. Shelly 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