

MINUTES

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

OCTOBER 28, 2021

PRESENT: BRYAN GEMBUSIA, RICK REIGHARD, 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 Salzman – Solicitor, Karen Fincher, Martin Simek, Peter Conklin, Peter & Eileen Losi, Carol Shetter, Ellen Myers, Doug Gale, John Augustine, Attorney Feinour, Tom & Ann Benjey, Sam Butler, Attorney Joel McNaughton, Linda Larson, Phyllis Zimmerman – “The Sentinel”.

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. He noted that an Executive Session was held from 5:00 to 6:00 pm to discuss potential litigation.

MINUTES: 09/09/2021 (Regular Meeting):

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

PUBLIC INPUT:

There was no public input.

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

A court stenographer was present and the transcript will be the official record. The plan was unanimously approved with conditions.

#2021-0023 WHEATSTONE – Conditional Use Public Hearing:

The hearing was opened. A court stenographer was present and the transcript will be the official record. The hearing will be continued on November 23, 2021 at 6:00 pm.

ORDINANCE #2021-09 Zoning Map Amendment – Public Hearing:

The hearing was opened. Tim explained the rezoning request. The property along Eastgate Drive will be rezoned from Commercial to Town Center. Attorney Salzman stated that both the SMT & County Planning Commissions approved the rezoning. Karen Fincher, Laurel Oak Drive, asked at what point is the tipping point with grown that the Township will need its own police force. Bryan G. stated that the Carlisle State Police Barracks are located in the Township, and

they work well with the Township. The hearing was closed. Rick made a motion to approve Ordinance #2021-09, as presented. Duff seconded, and the vote in favor was 4 to 0. (Shelly abstained).

EMERGENCY SERVICES REPORT:

The report was accepted, as presented.

RECREATION REPORT:

No report was given.

PUBLIC WORKS/ROAD REPORT:

The report was accepted, as submitted.

SOLICITOR REPORT:

Attorney Salzman reported that the Children's Lake Dam project is a project through the Fish & Boat Commission. A presentation will be given at the November 11th Board of Supervisors meeting.

ENGINEER REPORT:

Brian O. reported that the Township has received Regional Transportation Program Implementation Funds from the Harrisburg Area Transportation Study for the completion of the pedestrian improvements for Phase 2A of the Boiling Springs Pedestrian and Safety Improvement Projects. Penn DOT requires approval of a document outlining the policy and procedure. Duff made a motion to approve the policy and procedure for consultant selection for Phase 2A of the Boiling springs projects. Rick seconded, and the vote in favor was unanimous.

The applicant for the George & Tessie Mallios plan had submitted an as-built survey and requested release of security Ron made a motion to approve release of security for George & Tessie Mallios (plan #2012-0012). Duff seconded, and the vote in favor was unanimous.

The applicant for the OIP Medical Office Building have submitted an as-built plan, and has requested the release of security. Shelly made a motion to approve the security release for the OIP Medical Office Building plan #2019-0007). Bryan seconded, and the vote in favor was unanimous.

Jiri & Marta Hnizda constructed a single family home, and the only feature that they provided financial security for was a proposed stormwater management pond. Because the pond is simple, Brian O did not see the need for an as-built plan. He suggested the Board grant a waiver of the requirement to submit and as-built plan, and to release the security. Rick made a motion to grant a waiver of the requirement to submit an as-built plan, and to approve release of financial security for plan #2019-0007. Shelly seconded, and the vote in favor was unanimous.

Regarding Midway Storage (plan #99-26, #01-06, #03-25, & #09-10, at their last request for release of security, the Board voted to withhold \$10,000 to cover the cost of the as-built plan and any remaining items. The applicant has submitted an as-built plan. Duff made a motion to approve release of financial security for plans #99-26, #01-06, #03-25, & #09-10. Rick seconded, and the vote in favor was unanimous.

Regarding Morgan's Crossing Phase 2 (plan #2020-0033), the developer has submitted a request for a reduction in financial security. Ron made a motion to approve a reduction of financial security in the amount of \$416,739.29. Duff seconded, and the vote in favor was unanimous.

Since speed humps were placed on Front and Race Streets, two requests for speed humps have been received. One is for West Springville Road and the other one is for Gutshall Road. Brian O. explained the conditions for these two roads, in relation to sight distance, traffic volumes, etc. Duff made a motion to deny both requests for speed humps, and stated that the only reason for the speed humps in Boiling Springs is for safety reason. He also said the Board is not interested in installing other speed humps in any other areas in the Township. Rick seconded, and the vote in favor was unanimous.

COMMUNITY DEVELOPMENT REPORT:

There was no report.

MANAGER REPORT:

Cory stated that the grand opening event of the Carlisle Airport under the Township's management will be held on November 1, 2021 at 1:00 pm. at the airport. A consultant will be selected in January 2022.

PUBLIC INPUT:

Karen Fincher, Laurel Oak Drive, asked about the leaf truck pickup. Cory said it will begin on November 1. Ms. Fincher asked if there will be a schedule. Cory replied not at this time, and that they will not be in areas on that trash pickup days. She also said she had trouble accessing the Township's website. Jarrett told Ms. Fincher there is a problem with people using Safari, and suggested using another browser.

SUPERVISORS DISCUSSION:

Shelly stated that the School District is updating all of their policies.

BILLS FOR PAYMENT:

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

ADJOURNMENT:

Duff made a motion to adjourn at 8:26 pm. Rick seconded, and the vote in favor was unanimous.

WITNESS:

Sandra A. Quickel, Secretary

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Bryan A. Gembusia, Chairman

Shelly L. Capozzi, Vice Chairperson

Walter G. Reighard, Member

R. Duff Manweiler, Member

Ronald P. Hamilton, Member