

**North Middleton Township Board of Supervisors
February 17, 2022**

The meeting of the North Middleton Township Board of Supervisors was held at the Township Municipal Building, 2051 Spring Road, Carlisle, PA. Chairman Robert Reisinger called the meeting to order at 6:00pm. Board members present were Vice-Chairman Ronald Greenway, Supervisor Harry Kelso, Supervisor James Hare, Supervisor David Smith, Manager John Epley, Solicitor Zachary Rice, and Recording Secretary Dana Billet.

Visitors: See Attachment #1

Presentation – Tyco/Kuhn Tract @ 720 North Hanover Street (Land Use Discussion)

Jon Andrews, a land use attorney for McNees, Wallace & Nurick; Justin Doty, Engineer for FSA; Jamie Keener from CAEDC; Mary Kuna from Cumberland County Housing & Redevelopment Authority; Andrew Cohen and Noah Hoffman of Woda Cooper Companies; and Sean Fitzsimmons of Land Mark Commercial Realty were in front of the Board to discuss a potential project on the Tyco Tract and the Kuhn Tract, located at 720 North Hanover Street.

Jon Andrews informed the board that one of the properties is located on Hamilton Street at the former Tyco Property. The Tyco Tract is located within the Carlisle Borough and is just over 3 acres. The Kuhn property is located within North Middleton Township along North Hanover Street and is just over an acre. The proposed project is for affordable housing with tax incentive programs which would be obtained through the state and federal government. A large percentage, approximately 85%, of the units would be rent controlled, meaning the residents income can't be any more than 60% of the median income.

Jamie Keener stated that the current unemployment rate is down to 4% and housing is needed for our workforce. Affordable housing was mentioned multiple times in the Cumberland County Comprehensive Plan. Discussions have been held with South Middleton Township and Lower Allen Township and they are in favor to have affordable housing within their municipalities. Cumberland County Housing and Redevelopment Authority has a waiting list of approximately 2,500 people waiting for affordable housing. The property had previously been marketed for office space and a restaurant. Due to the increase in remote working, office space may not be needed for several years.

Jon Andrews stated that this project is coming in at a time when the Township is looking at updating their comprehensive plan.

Jon Andrews presented a proposed drawing of the project for the Board to review. In order to move forward with the proposed project, the zoning would have to be changed with the addition of an overlay zone.

Supervisor Hare asked how close the buildings would be located to the road. Jon Andrews stated the buildings would be 18 feet from the road. The proposed building would be 4 stories high.

Supervisor Greenway asked why the building in the back (Tyco Tract) is only 3 stories. Andrew Cohen stated that they are limited to financing so they had to go with the 3-story building that would have 22 units.

Supervisor Smith asked if it would be 1 parking lot per unit. Jon Andrews stated that there would be 48 units with 50 parking spots. Supervisor Smith asked how that would work with a 2-person household. Jon Andrews stated that these units are not for your typical family dynamic.

Mary Kuna of the Cumberland County Housing and Redevelopment Authority stated that these apartments are different than the units at One and Two West Penn. Senior properties are a challenge

due to care givers and family members coming and going. The proposed property is completely different.

Manager Epley gave the board a little background on the proposed overlay district. The Comprehensive Plan Committee has already considered creating the overlay district to be more in line with the Carlisle Borough zoning.

Supervisor Hare asked if the Kuhn property was not part of the proposed project would the project be moving forward. Jon Andrews stated he does not have the answer to the question.

Public Comment Non-Agenda Items

There were none.

Subdivisions / Land Development

a. Flo Carpenter Subdivision Plan #2021-06

Tony Trost of Melham Associates presented the plan to the Board. Currently the property has 2 residences built on one parcel. Ms. Carpenter lives in one residence and her granddaughter lives in the other residence. Both residences have their own septic system, but they share a well. There would have to be another well put in for the one residence.

Supervisor Greenway made a motion to approve Flo Carpenter Subdivision Plan #2021-06 providing all Brehm-Lebo Engineering comments have been addressed. Supervisor Smith seconded the motion, the motion carried.

b. Flo Carpenter Subdivision Plan #2021-06 Waiver Request

- 1. Section 180-24 – 180-26 Waiver of Preliminary Plan:** A waiver of the Preliminary Plan Procedure as this plan proposes a lot line adjustment, concerns less than 10 lots, does not propose public improvements, and has been prepared to Final Plan Standards. Supervisor Hare made a motion to approve waiver Article V, Section 180-24.

Supervisor Smith made a motion to approve Section 180-24 – 180-26 Waiver of Preliminary Plan. Supervisor Kelso seconded the motion, the motion carried.

c. Melvin Kelley Sewage Planning Module

Supervisor Smith made a motion to approve the Melvin Kelley Sewage Planning Module. Supervisor Kelso seconded the motion, the motion carried.

Meeting Minutes

a. January 20, 2022 Regular Meeting

Supervisor Hare made a motion to approve the minutes from the January 20, 2022 regular meeting. Supervisor Kelso seconded the motion, the motion carried.

Payment of Bills

a. January 31, 2022; February 14, 2022

Supervisor Hare made a motion to approve the payment of bills from January 31, 2022 and February 14, 2022. Supervisor Smith seconded the motion, the motion carried.

Police Chief

a. Chief's Report

Chief Carver stated his report was sent electronically. There were no questions or comments.

Department Reports

There were no questions or comments.

Old Business

a. Spring Road & Calvary Road

Manager Epley stated he did have a conversation with his contact at PennDOT. The project still has a let date of March 2, 2023. The proposed project on Cavalry Road at the Armory will not have an impact on the paving to be done on Cavalry Road in line with the traffic signal project.

b. Comprehensive Plan

Manager Epley stated the Comprehensive Plan Committee had their last meeting. The next step in the process would be to have the Board review the draft, then send the draft out to surrounding municipalities and the school district. Once that is completed and the proper time has elapsed, the plan would go in front of the Planning Commission and then to the Board of Supervisors.

c. MS4

There were no updates.

d. Post Road

There were no updates.

e. Solar

Manager Epley stated that Sam Wiser, with Salzmann Hughes, has scheduled a telephone conference at 9:30 am on February 22, 2022 with a solar company to discuss installing solar on the township building and possibly on other lands owned by the Township.

New Business

a. Brubacker Bond Reduction Request #1 (Off Site)

Manager Epley stated this is a bond reduction request for the off site for the North Middleton Authority. Currently, North Middleton Township holds the entire bond.

Supervisor Hare made a motion to release the recommended amount as per the North Middleton Authority for the Brubacker Bond Reduction Request #1 (Off Site Improvements). Supervisor Kelso seconded the motion, the motion carried.

b. Brubacker Bond Reduction Request #1 (On Site)

Manager Epley stated this is a bond reduction request for the on-site improvements for North Middleton Township and North Middleton Authority. At the last meeting the Board took action on the reduction of the Township's side of the bond.

Supervisor Hare made a motion to release the recommended amount as per the Township Engineer and North Middleton Authority for the Brubacker Bond Reduction Request #1 (On Site Improvements). Supervisor Greenway seconded the motion, the motion carried.

c. Shillington Phase 1 Bond Reduction Request

Manager Epley stated this is a bond reduction request for Shillington Phase 1.

Supervisor Hare made a motion to release the recommended amount as per the Township Engineer for the Shillington Phase 1 Bond Reduction Request. Supervisor Greenway seconded the motion, the motion carried.

d. Discuss/Approve candidate for vacancy position on the Letort Regional Authority Board
Manager Epley stated we received a Volunteer Application for a position on the Letort Regional Authority Board.

Supervisor Reisinger made a motion to appoint Don Ward to the vacancy position on the Letort Regional Authority Board. Supervisor Greenway seconded the motion, the motion carried.

e. 2022 Fee Schedule

Supervisor Hare made a motion to approve the 2022 North Middleton Township Fee Schedule. Supervisor Greenway seconded the motion, the motion carried.

f. Memorandum of Understanding (MOU) with the North Middleton Township Police Department

Chief Carver stated this is a Memorandum of Understanding between North Middleton Township and the officer's bargaining unit. The MOU is adding the detective's position as a permanent position with a salary increase, which was included in the budget. It also changes the 8-hour workday to a 10-hour workday.

Solicitor Zachary Rice gave a brief presentation to the Board of what changes are in the MOU.

Supervisor Smith made a motion to approve the Memorandum of Understanding with the North Middleton Township Police Department. Supervisor Kelso seconded the motion, the motion carried.

Adjournment

Supervisor Hare made a motion to adjourn the meeting at 7:50 pm. Supervisor Reisinger seconded the motion.

Respectfully submitted,

Dana A. Billet
Township Secretary