

MAYOR AND COMMISSIONERS
TOWN OF NORTH EAST
106 S. MAIN STREET
NORTH EAST, MARYLAND 21901

October 23, 2019

The Town Meeting was called to order by Mayor Robert F. McKnight at 7:00 P.M. Present were Commissioners Cynthia Billig, and Hilary Crothers-Moore. Also present were Chief of Police Darrell Hamilton, Maintenance Supervisor Phillip Meekins, Water Superintendent Ron Carter, Town Administrator Melissa B. Cook-MacKenzie and Town Clerk Stephanie Racine-Dean. Absent from the meeting, Commissioner Michael Kline, Commissioner Ray Mitchell and Director of Finance and Administration, Ken Natale.

County Council Vice President, Jackie Gregory also attended the meeting.

The Pledge of Allegiance was recited and a moment of silence was observed.

-OATH OF OFFICE-

None.

-APPROVAL OF MINUTES-

A motion to approve the minutes of the October 9, 2019 meeting was made by Commissioner Crothers-Moore, seconded by Commissioner Billig and approved by all.

-PUBLIC HEARING-

Mayor McKnight called the Public Hearing to order at 7:02 p.m.

Ridgely Forest - Application to Amend the previously approved Master Planned Community Overlay District

Town Administrator, Melissa Cook-MacKenzie stated purpose of the Public Hearing was to hear the request for an amendment to the previously approved Ridgely Forest Master Planned Community (MPC) Overlay District. The MPC was originally approved on April 11, 2018. The owner/developer WORF, LLC, 2301 Rutledge Road, Fallston, Maryland 21047 is proposing an increase of 16 dwelling units. The current number of dwelling units is 549. If the amendment is approved the total number of dwelling units will be 565. Section 5B is proposed to decrease by two (2) dwelling units and Section 3B is proposed to increase by eighteen (18) dwelling units. If the amendment is approved the housing types will be 345 single family homes, 158 attached duplex homes and 62 townhomes. There are also proposed changes to the Master Planned Community Architectural Design Guidelines Book,

and the open space plan. It should be noted the overall open space acreage is increasing slightly. The subject

property is zoned "R-4" Mixed Use Residential Development with the Master Planned Community Overlay Districts. The property is comprised of parcels 1279; 971; 675; 1355 and 235 found on tax map 31 for a total of 195.94 acres.

Mr. David Beste, Esquire, town's attorney swore in the members of the public that intended to speak and the applicants. .

Mr. Jeff Mathai, P.E, Morris & Richie Associates Inc. (MRA), 3445-A Box Hill Corporate Center Abington, Maryland 21009 presented the plans on behalf of the Developer, Mr. James Wolf, WORF, LLC; Owner: 2301 Rutledge Road, Fallston, Maryland 21047.

Mr. & Mrs. Laurie and Richard Lee Shamblin, 8 Goldpsire Drive, Elkton, Maryland 21921 had several concerns about the open space and the changes that will occur with the current developer. Mr. Jeff Mathai, P.E, Morris & Richie Associates Inc. (MRA) explained the overall track regarding the amendment to the project and how it will affect the Master Planned Community Overlay.

Mayor McKnight stated the purpose for tonight's public hearing is to determine if all standards of having a Master Planned Community have been met and once this is determined, the Board will forward their recommendation to the Planning Commission.

Mr. Nick Wright, 6 Yellowwood Drive, Elkton, Maryland 21921 expressed he would like to see sidewalks on Route 7, entering into the town. Mayor McKnight stated this request would need to be forwarded to the State Highway Administration (SHA), for any request or concerns regarding the state road. Mrs. Cook-MacKenzie advised the Board, Cecil County does have partial jurisdiction on East Cecil Avenue.

Mr. Michael Cerreto, 5 Yellowwood Drive, Elkton, Maryland 21921 stated his concerns would need to be addressed at the next Planning Commission meeting on Tuesday, November 5, 2019.

Ms. Tracy Albert, 18 Bayberry Drive, Elkton, Maryland 21921 stated her concerns would also need to be addressed at the next Planning Commission meeting on Tuesday, November 5, 2019.

Ms. Jody Shivery, 19 Honeylocust Circle, Elkton, Maryland 21921 stated she would be attending the next Planning Commission meeting on Tuesday, November 5, 2019 for further information regarding the open space plan.

Mayor McKnight closed the Public Hearing at 7:24 p.m.

Town Approved Minutes November 13, 2019

Town Engineer, Christopher R. Mink, P.E., PMP, Senior Project Manager, CNA, LLC 1630 Robin Circle, Forest Hill, Maryland, recommended approval of the Ridgely Forest Master Planned Community Overlay District as outlined in the application for amendment.

A motion to approve the Master Planned Community Overlay District with the condition that the Planning Commission, CAN and the Town's planning staff perform a detailed review of the proposed project and all related documents and report back to the Mayor and Commissioners prior to their November 13, 2019 public hearing was made by Commissioner Crothers-Moore, seconded by Commissioner Billig and approved by all.

-GUESTS-

None.

-APPOINTMENTS-

None.

-PUBLIC COMMENT-

None.

-INTRODUCTION OF RESOLUTIONS AND ORDINANCES-

None.

-ADOPTION OF RESOLUTION AND ORDINANCES-

None.

-REPORTS-

Mayor McKnight

Mayor McKnight reported he attended the Cecil/Harford Boys and Girls Clubs Fundraiser on Thursday, October 17, 2019. Comcast presented a donation of \$10,000.00 towards the clubs technology.

Mayor McKnight reported he attended the Maryland Municipal League Dinner, on Thursday, October 17, 2019 at Woody's Restaurant.

Commissioner Billig

None.

Commissioner Crothers-Moore

None.

Water Superintendent, Ronald Carter

Mr. Carter gave the September 2019 report for both the Rolling Mill and Leslie Water Treatment Plants.

Mr. Carter advised the board, he received information regarding the October 2019 TTHM and HAA5 results from the Maryland Department of the Environment (MDE).

- The HAA5 results are below 60 , as required. Irishtown Road is at 16.9, Red Toad Road is at 18 and the Flying J is at 13
- The TTHM results are below 80 as required. Irishtown Road is at 34.9, Red Toad Road is at 52.7 and the Flying J is at 33.

Town Administrator, Melissa B. Cook-MacKenzie

Mrs. Cook-MacKenzie reported she attended the following meetings since the October 9, 2019 Town Meeting:

- Cecil County Christmas Parade meeting
- Entech Engineer, Steve Riley, in regards to various water projects
- Cecil County Tourism Coordinator, Sandy Turner regarding the Jackson House renovation

Mrs. Cook-MacKenzie reported she has had several meetings with Entech Engineer, Steve Riley, and Water Superintendent, Ron Carter regarding the Twenty Year Water System Master Plan, Water Tank Mixer Project and the Town's Water Treatment Plants.

Mrs. Cook-MacKenzie reported she had a meeting with Entech Engineer, Steve Riley and Artesian Water regarding the water connection, east of Route 40. Further discussions and follow up, Maryland Department of Environment (MDE) regarding the recent meeting with Maryland Department of Transportation Administration (MDTA) in reference to the I-95 Water Tank.

Mrs. Cook-MacKenzie reminded the Board the twenty year Water System Masterplan Workshop will be held on Wednesday, November 13, 2019 at 5:30 p.m. Entech Engineer, Steve Riley will be attending the meeting to review the document and address any comments or questions. Mrs. Cook-MacKenzie provided the Board with a link and or a hardcopy for their review prior of the workshop.

-UNFINISHED BUSINESS-

None.

-NEW BUSINESS-

Inventory of Records of to be Destroyed

As outlined in a memorandum to the Town Board from the Director of Finance and Administration (see attached), a motion to approve the Inventory of Records to be Destroyed was made by Commissioner Billig, seconded by Commissioner Crothers-Moore and approved by all.

-MISCELLANEOUS-

Mayor McKnight thanked the town's attorney David Beste, Entech Engineer, Chris Mink and the planning staff for working together to oversee the successful outcome of having the current owners comply with all requirements and conditions of Ridgely Forest.

Chief Hamilton reminded the Board, Saturday October 26, 2019 would be, National Drug Takeback Day at the Town of North East Police Station from the hours of 10:00 a.m. - 2:00 p.m.

Maintenance Supervisor, Phillip Meekins advised the Board the sidewalk repairs in Courts of Mallory has been completed and inspected.

Maintenance Supervisor, Phillip Meekins advised the Board all the repointing at the Gilbert Lighthouse Pavilion has been completed and all signs will be reposted prohibiting bikes, rollerblades and skateboards on the pavilion.

Town Clerk, Stephanie Racine-Dean reminded the Board, the Annual Halloween Party, sponsored by the Town and North East Chamber of Commerce will be held at the North East Community Park on Saturday, October 26, 2019 at 1:00 p.m.

-APPROPRIATIONS-

After discussion, a motion to approve authorize spending \$7,500.00 from the Water Fund Contingency Fund for an Inventory Control Module was made by Commissioner Crothers-Moore, seconded by Commissioner Billig and approved by all.

-BUSINESS FROM THE FLOOR-

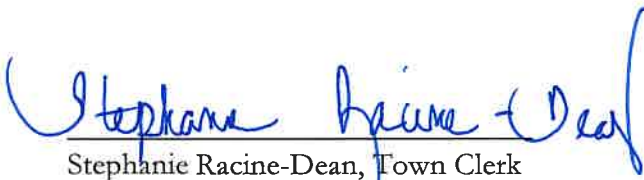
County Council Vice President, Jackie Gregory wanted to advise the Board, there will be training offered to be a 2020 Census Training Ambassador at the County Building on, Monday October 28, 2019 at 6:00 p.m.

-ADJOURNMENT-

With there being no further business to discuss, a motion to adjourn was made by Commissioner Billig, seconded by Commissioner Crothers-Moore and approved by all. The meeting adjourned at 7:37 p.m.

Respectfully submitted,

ATTEST:


Stephanie Racine-Dean, Town Clerk


Robert F McKnight, Mayor