

MIDDLESEX TOWNSHIP
WORKSHOP MEETING
JANUARY 26, 2001

OFFICIALS PRESENT:	SUPERVISORS:	Robert Eppley Chuck Shughart Vic Stabile
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove
	POLICE:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	SECRETARY:	Mary Justh

Chairman Robert Eppley called the meeting to order at 7:33 AM in the Middlesex Twp Building.

PUBLIC COMMENT – Bruce Bistline, West Middlesex Drive, commended Chief Barry Sherman on the **snow removal** of township roads. Mr. Robert Eppley thanked Chief Sherman and the highway crew for a fine job of snow removal. Mr. Tracy Gleim stated that there was a large group of people in attendance hoping to get a certain person (**Steve Zeigler**) appointed to the Planning Commission. Mr. Gleim stated that several people previously appointed in the past are not always attending the meetings as they should and a certain individual was not in attendance at the planning and zoning training class, but other people from the township were in attendance such as Municipal Authority representative, the Township Secretary, and someone as not yet appointed to the Planning Commission. A quorum was required at the last Planning Commission meeting and Mr. Gleim had to attend when he was not feeling well. Mr. Shughart asked Mr. Gleim who the person was that had not yet been appointed. Mr. Gleim responded that it was Mr. Claycomb. Mr. Carpenter explained that he gave permission for Mr. Larry Claycomb to attend the training session after talking to two of the three Supervisors. Mr. Stabile asked who has not been showing up at the Planning Commission. Mr. Gleim told them that Mr. Hukill has been absent from the meetings. Mr. Gleim explained that according to the people that are presenting the training, no special experience is required to be on the Planning Commission, so why was it necessary to appoint an engineer. Mr. Stabile stated his feelings about who should be appointed to the Planning Commission and their qualifications. Mr. Stabile explained that a possible alternate position could be made for Mr. Zeigler, to help him learn the Ordinances, but Mr. Brenneman told Mr. Stabile that there was no provision for such a position. Mr. Stabile explained that a reduction in the meeting schedule that had been requested could provide for a chance of things getting missed on the plans at the Planning Commission. Mr. Gleim explained that people need to be appointed to the Planning Commission that will attend the meetings. Mr. John Gleim told the Supervisors that Mr. Zeigler was a man of the community, and the Township has an Engineer to read the plans. Mr. Gleim said he was told that the Supervisors questioned how Mr. Zeigler would vote on certain issues. Mr. Shughart explained that how Mr. Zeigler would vote was not ever discussed. Mr. Gleim asked how Mr. Shughart and Mr. Eppley would vote. Mr. Shughart explained that he had made a promise and would have to vote for Steve Zeigler, not necessarily the most qualified. Mr. Gleim asked Mr. Eppley how would be vote, and Mr. Eppley explained that he has known Mr. Zeigler most all his life and he would have to

vote for him. Mr. John Mumma explained what type of characteristics Steve Zeigler displays, such as faith, family and community. Mr. John Mumma explained that either both candidates should have been sent to training or neither of them should have been sent. Mr. Stabile asked if the Planning Commission could be expanded to accommodate another member. Mr. Brenneman stated yes. Mr. Bistline asked if Mr. Zeigler could attend the training. Mr. Stabile agreed with Mr. Zeigler attending the training. Mr. Stabile gave a brief description of how a plan progresses and why it is important to have people on the commission that will be able to provide the expertise that is needed. Mr. Stabile asked Mr. Carpenter to find out if there are any members on the present Planning Commission that would like to step down at this time. Mr. Brenneman was asked to revise the Ordinance concerning the Planning Commission.

LETORT AUTHORITY – Brian Fischbach, Steve Grass and Roland Fenton gave a presentation about what the Letort Authority is requesting with regard to additional funding for the Authority. Mr. Grass explained how the Authority was established and how the funds are used to provide services for the Township and the Community especially with the help of grants. Mr. Stabile explained that a request for money needs to be accompanied by a specific request. Mr. Grass explained that the budget amount is based on population, even though one third of the stream is in Middlesex Township.

THOMAS ROSENBERGER- SMALL FLOW TREATMENT FACILITY presented by Anita Stabile. Mr. Carpenter explained that he has reviewed this plan and written the memo presented to the Supervisors, so they can understand how it works. Mr. Carpenter explained that you could liberally interpret the manual and send it onto DEP. Mr. Brenneman and Mr. Grove are not in agreement with Mr. Carpenter's interpretation. Mr. Brenneman feels that the plan is contrary to the Ordinance. Mr. Grove suggested that the Ordinance be modified and then adopt the system. Mr. Carpenter explained further that the homeowner must keep the ground well watered to keep the plant life alive. Mr. Stabile asked if inspections would be necessary. Mr. Carpenter agreed that inspections would be necessary, and a \$3,500.00 bond will need to be in place for maintenance. Mr. Grove stated that the original intent of the Ordinance was to allow someone with a failed system to use this as another way to sewer the property, not necessarily for new subdivision. Mr. Grove explained that ultimately the Township is responsible for these systems. DEP and the Township Ordinance already make the Township responsible for on-lot systems, but Mr. Grove suggested that this is a little more complicated. Mr. Brenneman was asked to make amendments to the Ordinance for review by the Supervisors. Mr. Carpenter asked Mr. Rosenberg to write a letter requesting a time extension. Mr. Rosenberger asked if construction could proceed. Mr. Stabile said without a DEP module you can't have a building permit. Mr. Carpenter suggested that an extension be given until the end of March.

(#00-19) HARMONY HALL COURT PHASES 3 & 4 FINAL LAND DEVELOPMENT PLAN – Mr. Doug Brehm explained that he has Conservation approval, Municipal Authority approval and County approval. Mr. Grove explained that everything is fine and the Planning Commission has approved the plan. Mr. Grove stated that the detention basin was examined and bonding will need to be in place. Mr. Brehm will be back at the February 7th meeting.

(#00-18) JOHN GLEIM PRELIMINARY/FINAL LAND DEVELOPMENT PLAN TIME EXTENSION – Mr. Gleim has preseted a letter to request an extension on the plan. Mr. Gleim has applied to the Zoning Hearing Board and the date is set for February 14th. Mr. Stabile explained that the modular home is an ancillary use to the excavating business, but an ancillary use must be on the same lot as the excavating business. A Variance before the Zoning Hearing Board is a very high burden according to Mr. Stabile. Mr. Gleim asked if he could sit down and talk to the Supervisors. If you talk to the Planning Commission they may be able to tell you what can and can not be used in that area then proceed to the Zoning Hearing Board. Mr. Stabile stated that a Variance has criteria that must be met to be approved. Mr. Carpenter explained that Mr. Gleim's attorney certainly can go to the Planning Commission first. Mr. Stabile stated that everyone in your area is selling something. Mr. Carpenter suggested that a change should be made to the Ordinance. Mr. Stabile made a motion to grant an extension until June 1, 2001 per the written request. Mr. Shughart seconded the motion and it passed unanimously.

CUMBERLAND COUNTY VECTOR CONTROL/WEIGHTS & MEASURES OFFICE-

Mr. John Bitner from Cumberland County Vector Control gave the Supervisors a map of the locations for the spraying of Gypsy Moths in Middlesex Township and some fact sheets. The portion of the total cost for the Township is approximately 1/8 of the total cost. The spraying is based on the location of egg masses. The state provides money for state forests and state game lands to be sprayed, but not for private residents. The reasons for not spraying would be no one lives there or the egg mass is not great enough to warrant spraying. The County Commissioners have always been in favor of this spraying according to Mr. Bitner. Mr. Shughart asked when the County started passing on the cost to the Municipality? Mr. Bitner explained that the County started passing the cost on in about 1985. Mr. Bitner stated that the properties will be sprayed regardless if the Township contributes or not. Mr. Stabile mentioned that the next meeting was February 7th, if that would be OK to vote on this.

PROPOSED ZONING ORDINANCE AMENDMENTS FOR RESIDENTIAL TOWNE DISTRICT AND GROUNDWATER PROTECTION OVERLAY DISTRICT -

Mr. Dick Koch from Gannett Fleming explained that he was working with both the Municipal Authority and the Planning Commission for wellhead protection and revising the Ordinance for RT District in the Township. Mr. Koch brought copies of the Ordinance for the Supervisors prepared from the meeting yesterday. Groundwater protection overlay district will become Article III A and will not only apply to the RT area, but a larger area defined in the Ordinance. Boundaries for this area will be the Township line on the west and east, Trindle Road on the south and on the north the Tumpike, Rt. 11 and Rt. 81. Requirements of anyone that would be doing development in the overlay area are being treated as a special exception to protect this area and the water supply. The overlay area would need to have an environmental assessment done before subdivision and land development could occur in that area. By keeping the RT District the same we will eliminate changes to the map. The RT will be less dense than it is currently, Mr. Koch explained that you would have three options, sewer and water 20,000, public sewer no water one acre and neither would be 60,000. Open space or cluster of single family homes would be added as an option. The incentive would be less infrastructure needed and it would allow the developer to work with the critical recharge areas and the wells would still be able to produce the needed water with a 10 acres minimum. Mr. Koch stated that the Comprehensive

Plan and the Ordinance will be consistent when this is completed. Mr. Stabile asked Mr. Grove and Mr. Carpenter if they have any idea about how streets or driveways will work in this cluster. Mr. Carpenter explained that the frontage will be reduced and cluster housing will work. Mr. Koch explained that a developer may ask for relief from sidewalks, drainage and street width. Mr. Koch assured the Supervisors that the states Best Management Practices have been incorporated, but are not mandatory. Article III will need to be amended establishing the zoning districts and maps as suggested by Mr. Brenneman. Amendments to Article XVII, the Standards for Special Exception is still considered a work in progress. Mr. Stabile suggested that in the preamble: are permitted as Special Exceptions subject to the following criteria as well as the general criteria for Special Exception, in addition to the original criteria. Mr. Carpenter stated that the Planning Commission has already reviewed the Ordinance. The Supervisors authorized Mr. Brenneman to advertise the draft of the Ordinance for the groundwater protection overlay and the revisions to the RT District. Mr. Morrison explained that all farmers would have to report and be monitored by the Municipal Authority once the Wellhead Protection Ordinance is in place. Mr. Koch explained that sinkholes would also be monitored. Discussion followed concerning groundwater contamination at the trucking companies and the fueling islands in the Township. Timbering industry would be allowed in every district, because the code says it must be according to Mr. Koch.

LETTER FROM CARLISLE BOROUGH CONCERNING TOWNSHIP WATER

SERVICE - Mr. Morrison of the Municipal Authority, replied to Carlisle Borough by telling them that we have too much time and money invested in trying to find a well site at the present time and appreciate their offer, but we are not interested in purchasing water at this time.

LETTER FROM CIVIL AND ENVIRONMENTAL DESIGN GROUP CONCERNING

THE MEADOWS SEWER COMPANY NPDES RENEWAL – Mr. Morrison explained that this is just a matter of renewal and nothing that the Supervisors have to respond to.

MIDDLESEX TOWNSHIP RECREATION - RESIGNATION OF RECREATION

BOARD MEMBER - PAM HORTON - LETTER OF INTEREST IN THE REC BOARD

POSITION FROM WENDY OBERDORF – Mr. Eppley made a motion to accept the resignation of Pam Horton as the Recreation Board Member and appoint Wendy Oberdorf to fill the un-expired term of Pam Horton. Mr. Stabile seconded the motion and it passes unanimously.

(#00-16) SMALL STEPS DAYCARE CENTER TIME EXTENSION – HOOVER

ENGINEERING – Mr. Stabile made a motion to grant a 90 day extension until May 11 under the request of January 23rd. Mr. Shughart seconded the motion and it passed unanimously.

MIDDLESEX FLEA MARKET SECOND REQUEST - JOE CAPUANO ENTERPRISE -

Mr. Stabile made a motion to deny the request by Joe Capuano Enterprises to use the Township Park for a Flea Market as an inappropriate request. Mr. Shughart seconded the motion and it passed unanimously. The Supervisors directed Mrs. Justh to respond to Mr. Capuano's request.

ORDINANCE 1-2001 ADOPTING THE COUNTY'S FUNDING AGREEMENT FOR THE 800MHZ SYSTEM – Correspondence has been received from Janet Walters explaining that the County has advertised the Ordinance and we need to adopt the Township advertised Ordinance. Mr. Stabile made a motion to adopt Ordinance 1-2001 for the 800 MHZ Radio System. Mr. Shughart seconded the motion and it passed unanimously.

Mr. Stabile asked Mr. Carpenter about **Julie Johnson** enforcement. Mr. Carpenter stated that he was working on it. Mr. Stabile also asked about the gentlemen that was **processing deer in his garage**. Mr. Carpenter has not been up to talk to him yet, but he will contact him. Mr. Eppley asked if the Township was going to look into **home occupations**. Mr. Carpenter explained that the Planning Commission has written up an Ordinance, but Mr. Snelbaker did not recommend in favor of the Ordinance for the Township.

Chief Barry Sherman would like to go out for bid for a **new roller** at \$25,000. - \$30,000. purchase price for the roller. Chief Sherman hopes to use liquid fuel and equipment money. Mr. Shughart suggested that we use the Piggy-back Program and possibly purchase a used one. Mr. Stabile made a motion to go out for bid for a roller. Mr. Shughart seconded the motion and it passed unanimously.

The meeting was adjourned at 11:45 AM.