

MIDDLESEX TOWNSHIP WORKSHOP MEETING

January 30, 2004

OFFICIALS PRESENT:	SUPERVISORS:	Chuck Shughart, Chairman Vic Stabile, Vice Chairman Donald Geistwhite (Absent)
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove
	POLICE:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	SECRETARY:	Mary Justh

Chairman Chuck Shughart called the meeting to order at 7:30 a.m. in the Middlesex Township Building.

PUBLIC COMMENT - None

(#03-11) THE COMMONS AT PARKER SPRINGS PRELIMINARY/FINAL SUBDIVISION PLAN – Mr. Stabile ask Mr. Carpenter if the Planning Commission had made any recommendations. Mr. Carpenter stated that the Supervisors had granted a time extension to the Commons at Parker Springs until February 3. The land located in Middlesex Township is less than ½ acre along the Letort in a wetland area. Mr. Stabile asked about storm water management. Mr. Grove stated that the Commons at Parker Springs was in compliance with North Middleton’s guidelines, which are slightly different from those of Middlesex. Mr. Carpenter stated that the Planning Commission had given their approval for the current storm water management in place. Mr. Stabile notified the Commons at Parker Springs that Middlesex requires a waiver for the preliminary final plan. The Commons at Parker Springs informed Middlesex that the Letort Authority had no further comment, and Mr. Stabile concluded that the plan does not require a traffic or impact study. The Commons at Parker Springs agreed to the four waivers in question, and Mr. Stabile made a motion (originally for the plan dated June of 1999) to grant the waivers on the letter dated May 27, 2003 and revised by Hartman Associates on October 29, 2003. Mr. Shughart seconded the motion and it passed unanimously.

(#03-14) KEYSTONE ARMS – MIDDLESEX PARK AND RECREATION FEE IN LIEU DISCUSSION – Recreation Director, Mrs. Nelson, presented the Recreation Board’s position on the land offer from Keystone Arms. The land being offered by Keystone Arms is unsatisfactory for recreational development due to 25% of the land lying in the flood plain. Mr. Carpenter remarked that this is in violation of the ordinance. Mrs. Nelson stated that the land that is there will not be adequate to serve the population located in the development. Therefore, the residents would use Middlesex Township ball fields and recreation services.

(#03-14)KEYSTONE ARMS PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN – Keystone Arms asked for some relief of the fee in lieu for Recreation. Mr. Marschka offered a figure of \$65,000. Mr. Grove addressed some revisions that needed to be made to the Keystone Arms plan. Mr. Carpenter stated that Keystone Arms would need a PA DEP resolution for the plan revision for New Land Development. Mr. Grove will prepare a report on wastewater issues needing to be addressed. Solicitor Brenneman recommended that Keystone Arms submit a letter from the Municipal Authority stating that these issues have been resolved. Keystone also needs to submit a letter from the Letort Authority. Mr. Stabile asked Keystone Arms if they agreed to the five waivers discussed. Keystone was in agreement. Mr. Stabile stated that they would need to be in compliance with these issues in order to attain final plan approval.

MEADOW BROOK FARMS PHASE I AND II STREET DEDICATION – Mr. Grove distributed a report containing issues that needed to be addressed in Phase I and II. Phase I problem inlet has been corrected. The temporary cutback has not been cleared of all construction equipment and materials, and a manhole cover was damaged. Chief Sherman discussed the issue of how the island located at the entrance represents a problem for snowplowing in that area and how the expensive mailboxes are in the right of way and sometimes get damaged during heavy snows. Chief Sherman further added that the special street signs used do not adequately hold up to the elements and several need to be repaired or replaced. Mr. Stabile asked Chief Sherman to look into this and make recommendations. Mr. Shughart suggested capping the fee for mailbox replacement. Mr. Carpenter stated there is no ordinance to determine replacement fees. Mr. Stabile stated that Meadowbrook be put on notice of these requirements. Mr. Grove will send a letter to Meadowbrook notifying them to fix the signs and address the mailbox issues. Solicitor Brenneman has not received a deed of dedication for Phase I yet. A deed of dedication has been received from Meadowbrook's lawyer for Phase II, highlighting the areas for dedication. Solicitor Brenneman remarked that the areas of dedication are not acceptable. Mr. Grove will draft a letter requesting Meadowbrook change the legal description for the roads. Mr. Grove stated that Meadowbrook refers to Countryside Lane and the median as being the homeowners' responsibility, not the Township's. Solicitor Brenneman suggested that Middlesex take a right of way easement for the median. Mr. Grove will send Meadowbrook a letter on Phase II highlighting the loose ends that need to be discussed at the next Workshop meeting.

TRI-COUNTY REGIONAL PLANNING COMMISSION MEMBERSHIP – Mrs. Justh informed the Supervisors that a member needed to be chosen to represent Middlesex on the Tri-County Regional Planning Commission. After some discussion, Mr. Grove volunteered to be on the commission. Mr. Stabile made a motion to appoint Mr. Grove. Mr. Shughart seconded the motion and it passed unanimously.

ACTUAL USE REPORT OF STATE FUNDS FOR 2003 – Mrs. Justh handed the Supervisors the Actual Use Report of State Funds for 2003 for their approval and signature. \$110, 171.69 is the current balance in the State Fund. Mr. Stabile and Mr. Shughart signed and approved the Actual Use Report of State Funds for 2003.

BUILDING CODES – Mr. Carpenter distributed a draft recommended by the Administration of UCC for building codes. Mr. Carpenter stated he could currently be grandfathered in under the ordinance if certain conditions are met, but if he waits he will need additional testing and have to pass numerous exams in order to become an inspector. The Supervisors will need to sign a statement to approve the ordinance in order for Mr. Carpenter to be grand fathered in. Solicitor Brenneman stated that this could be published for enactment on February 27 or at the regular meeting in March. Mr. Stabile made a motion to approve the ordinance and to advertise it for enactment at the February 27 meeting. Mr. Shughart seconded the motion and it passed unanimously.

CAMERA PHONE LIABILITY – Mrs. Justh presented an article to the Supervisors regarding the use of camera phones in the Township office and the possibility of breaching confidentiality due to their use. Mr. Stabile stated that the plans are open to public inspection, so this would not be necessary.

Mr. Shughart made a motion to adjourn the meeting at 9:55 AM. Mr. Stabile seconded the motion and the meeting was adjourned.