

**MIDDLESEX TOWNSHIP
SUPERVISORS MEETING**

February 2, 2005

OFFICIALS PRESENT:	SUPERVISORS:	Chuck Shughart Victor Stabile Don Geistwhite
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove
	POLICE CHIEF:	Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	SECRETARY:	Mary Justh
	RECREATION:	Amy Nelson – Absent

CALL TO ORDER AND PLEDGE TO THE FLAG

Chuck Shughart called the meeting to order at 7:08 PM in the Township Municipal Building. Boy Scout Ben Jumper led the assembly in the pledge to the flag.

APPROVAL OF THE MINUTES OF 3 AND 28 JANUARY – Mr. Don Geistwhite made a motion to approve the minutes of January 3rd and 28th, seconded by Mr. Stabile and the motion carried unanimously.

AUTHORIZATION TO PAY THE JANUARY BILLS – Mr. Geistwhite made a motion to pay the January invoices. The motion was seconded by Mr. Stabile and passed unanimously.

PUBLIC COMMENT: None

REPORTS:

Solicitor – None

Engineer – None

Police – Ordered to file. Discussion followed concerning the year end report of the police department.

Zoning – Ordered to file. Several violations were brought to Mr. Carpenter's attention. Mr. Geistwhite asked Mr. Carpenter about two vehicles sitting in the Donut Connection parking lot. He was also asked about Howard Johnson's and abandoned vehicles. Mr. Shughart suggested that Mr. Carpenter have his assistant mail a form letter out regarding those violations and keep tract

Recreation – No report, awaiting the new Rec. Director according Mrs. Justh.

Fire/EMC – Mrs. Justh reported that Chief Ed Beam left work ill and would have a report next month for the Supervisors.

Municipal Authority – Mr. Geistwhite informed the board of the well site progress of the Municipal Authority.

Secretary – No report.

(#04-17) PENNTERRA SALES CENTER PRELIMINARY/FINAL LAND

DEVELOPMENT PLAN – Mr. Bob Shenk presented the plan to the Supervisors. Mr. Grove had comments from January 21 as well as the County comments. Some discussion followed about emergency access and landscaping. An easement agreement with the MTMA would have to be created if the Authority needs one for the parking. Mr. Stabile made a motion to revise the originally approved plan of December 30, 2004, subject to the following two (2) additional conditions: 1. That the description of the permanent easement for the Pennterra development's temporary emergency/secondary access drive off Country Club Road be modified to reflect the revised layout proposed in connection with the Pennterra Sales Center land development plan as conditionally approved, subject to additional changes to the proposed layout upon review by the Township Engineer 2. That the current and future owner (s) of property on which the revised parking for the sales center encroaches upon the existing water line easement of the Middlesex Township Municipal Authority (MTMA) enter into or modify any existing easement agreement with MTMA to include the requirement that the owner is responsible for any costs associated with the excavation or repair of parking areas, and landscaping or other improvements necessary to be disturbed to allow MTMA to exercise easement rights within the water line easement, and that any such new or modified water line easement agreement be approved by MTMA. Mr. Geistwhite seconded the motion. Mr. Grove and Mr. Brenneman agreed that the first motion should include temporary and the motion was revised to include temporary emergency access and it was seconded by Mr. Geistwhite and unanimously approved. Mr. Stabile made a motion to approve the following waivers for the Preliminary/Final Land Development Plan for the Sales Center dated June 28, 2004 and last revised January 11, 2005, 1. Section 303 - Requirement for submission of separate Preliminary Plan, and 2. Section 1001 – Requirement for submission of Storm Water Management Plan. Mr. Geistwhite seconded the motion and it passed unanimously. Mr. Stabile made a motion to approve the Preliminary/Final Land Development Plan for Pennterra Sales Center dated June 28, 04 last revised January 11, 05 upon the follows conditions: 1. That the applicant satisfies all comments of the Township Engineer in Memorandum dated January 21, 2005. 2. That the applicant satisfies all comments of the Cumberland County Planning Commission in review report no. 04-191, official county review dated 07-15-04 and the Planning Commission comments of January 24, 05 being 3,4,5 with a caveat that the applicant satisfies verbal comments of the Zoning Officer stated at the meeting tonight concerning minor labeling revisions on the plan. 3. That the applicant enters into a developer's agreement with the Township regarding required public improvements and post financial security for required public improvements with the Township in an amount and form agreeable to the Township Engineer and Township Solicitor. 4. That the plan be revised to include layout changes to the sales center parking and the Pennterra development's temporary emergency/ secondary access as shown on the sketch presented tonight titles Pennterra Sales Center Plan with revised parking, dated 02-02-05, with the caveat that the revised plan is subject to review by the Township Engineer prior to recording. Mr. Geistwhite seconded the motion and it passed unanimously.

The conditions on the revisions to the conditional approval of the Preliminary/Final Master Subdivision Plan for Pennterra and the conditions on the approval of the Preliminary/Final Land Development Plan for Pennterra Sales Center were noted by the applicant's representatives to be acceptable.

(#04-25 MEADOWBROOK FARMS PHASE IV FINAL SUBDIVISION PLAN – After a brief discussion, Mr. Stabile made a motion to approve the following sections of the Subdivision and Land Development Ordinance (SLDO) for the above referenced Final Subdivision Plan Meadowbrook Farms Phase IV that a waiver be granted: 1. Section 715 of the Land Development Ordinance a requirement for a minimum distance of 100 feet between a proposed dwelling unit or other structure and the center of a petroleum or petroleum products transmission line, for lot #108, #109, and #110. Granting of that waiver subject to the applicant requesting this waiver in writing and listing the requested waiver on the final subdivision plan. Mr. Geistwhite seconded the motion and it passed unanimously. Mr. Stabile made another motion to approve the Meadowbrook Farms Phase IV Plan, dated 10/22/04 revised 1/11/05 which includes the final subdivision plan for Phase IV subject to the following conditions: 1. That the applicant satisfies all comments of the Cumberland County Planning Commission in review report no. 04-305 under official county review dated 12-16-04. 2. That the applicant satisfies all comments of the Township Engineer in Memorandum dated February 2, 2005. 3. That the applicant satisfies condition number 3 regarding labeling FEMA base flood elevations on flood prone lots, as recommended by the Township Planning Commission in their 12-20-04 meeting minutes. Also that the applicant satisfies comments of the Zoning Officer dated 02-02-05, with the exception of note number 3, to be eliminated, since it was the subject of the initial waiver motion. 4. That a letter be submitted by the applicant requesting a waiver of Subdivision and Land Development Ordinance section 715 regarding distance from a proposed dwelling unit or other structure to a petroleum pipeline on lots 108, 109 and 110. Mr. Geistwhite seconded the motion and it passed unanimously.

Mr. Stabile asked Mr. Carpenter about the **Traffic Signal for WASHCO** on Trindle Road in Middlesex Township.

The meeting was adjourned by Ben Jumper and Mr. Shughart at 9:45 to executive session, by a motion from Mr. Stabile and seconded by Mr. Geistwhite.

EXECUTIVE SESSION