

**MIDDLESEX TOWNSHIP
WORKSHOP AGENDA
February 29, 2008**

OFFICIALS PRESENT:	SUPERVISORS:	Vic Stabile Don Geistwhite Steve Larson
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove
	POLICE:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	SECRETARY:	Mary Justh

Chairman Vic Stabile called the meeting to order at 7:31 AM in the Middlesex Township Building.

PUBLIC COMMENT - None

KEYSTONE ARMS FENCING SUBSTITUTION REQUEST – Mr. John Snyder presented the Keystone Arms Plan with the changes from fencing to shrubs along Rt. 11. Mr. Brenneman stated that one of two things must happen, either the plan sheet is recorded or a separate agreement is recorded. Mr. Grove indicated that he still needs spacing on the trees and types of planting. Mr. Stabile made a motion in connection with the Preliminary/Final Land Development Plan previously approved for Keystone Arms, that the plan be modified in order to permit the substitution of shrubbery in place of fencing on the outside of Lot #65 subject to Township Engineer approval of type and placement and recording of that amended plan sheet with the change. Mr. Geistwhite seconded the motion and it passed unanimously.

MEADOWBROOK FARMS PHASE III – Mr. Keith Brenneman stated this is not complete and we are still waiting for some changes. Mr. Stabile suggested that this be tabled until further notice.

RUTTER'S FARM MARKET – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – The plan was presented by Mr. Neal Metzger representing Rutter's Farm Market. Rutter's was granted a variance on the driveway width. Mr. Grove mentioned that there is a need to look at the zoning ordinance of the Township. The Township Planning Commission gave preliminary approval with conditions that need to be addressed. This was a three lot subdivision to be consolidated to 2 lots with a shared driveway and a shared traffic signal. Mr. Carpenter asked for a waiver letter for the next meeting and have the waivers on the face of the plan as well, per Mr. Stabile. Mr. Carpenter stated that the Planning Commission approved the plan with the following comments; 1. that the Cumberland County Planning Commission comments of 1/23/08 be addressed, 2. satisfaction of the Township Engineer's comments 2/25/08, 3. satisfaction of the review comments of Larry Claycomb Planning Commission Chairman,

4. new traffic signal agreement with Giant, 5. the Letort Regional Comments be addressed. There was additional discussion about the plan and how the facility operates, and how spills are handled. Rutter's is going to open at the end of the year is everything goes well. They will be at the meeting on Wednesday night and the DEP Planning Module will be discussed then.

CAMPING WORLD DEP EXEMPTION – Mr. Stabile made a motion to approve the DEP exemption module for Camping World subject to DEP approval. Mr. Geistwhite seconded the motion and it passed unanimously.

WATER SERVICE AGREEMENT – Mr. Rory Morrison presented the Water Service Agreement between the Township and North Middleton Township to make a temporary agreement into a permanent agreement. The Authority will receive a one time payment from North Middleton and it will reduce the cost of water for the township after our well is up and running. Mr. Stabile made a motion to approve for execution the Water Service Agreement between the Middlesex Township Municipal Authority, North Middleton Authority, Middlesex Township and North Middleton Township in its final form as provided to the Supervisors this morning. Mr. Geistwhite seconded the motion and it passed unanimously.

DAVID GUTSHALL OUTDOOR WOOD BURNING BOILER REQUEST – Mr. Gutshall is requesting an exemption of the Wood Burning Boiler Ordinance. Mr. Stabile asked if the multi purpose stove is exempt from the ordinance. Mr. Brenneman stated that that is correct. Mr. Brenneman suggested that Ordinance needs to be amended. If Mr. Gutshall could get an easement around his property to make it the size necessary to meet the area requirement, that could be a basis by which to amend the ordinance. Mr. Brenneman explained that he would have to get permission to get the easement, and it would stay with the land until the stove no longer is used. Mr. Brenneman is going to try to have something for Wednesday night.

SOLICITOR REVIEW FOR PLANNING COMMISSION – Mr. Carpenter wanted to clear up a situation where Mr. Claycomb can call Mr. Brenneman when they come up with a question that he needs advise on a legal issue. The Board decided that the current use of the Solicitor by the Planning Commission is acceptable and that should the use change it would be addressed at that time.

RESOLUTION 08-07 LOCAL EMERGENCY MANAGEMENT PLAN – Chief Ed Beam asked the Supervisors to sign the Resolution 08-07 because the wording has recently changed. Mr. Stabile made a motion to adopt Resolution 08-07 using the new PEMA language. Mr. Geistwhite seconded the motion and it passed unanimously.

EIT – Mr. Stabile had the opportunity to talk to Mr. Al Timko at the WSTB, and walked him through the computer system. Mr. Stabile explained that there is approximately \$65,000.00 in outstanding funds due to Middlesex Township. After discussion it was agreed that the staff would work on reconciling our list of EIT payors with e WSTB. It was also reported that only about 80% of the amount found could expect to be recovered

as the \$65,000 represented tax bureau claims. The first \$9,000 of this overdue amount could be received by the end of the next quarter in time to apply these funds to payment of the gypsy moth program.

SPLASH PAD ADJUSTMENT – Mrs. Denise Jumper, Recreation director presented a change to the Supervisors for the Splash Pad that will reduce the total cost of the splash pad. Originally there was a playground and padded surface included in the price and Mrs. Jumper has eliminated both of them. The total of the cost is \$108,000.00 half of which will be a grant. Mr. Stabile asked when she thought the play equipment will need to be replaced. Mr. Geistwhite asked how long as a rough estimate. Mrs. Jumper suggested that possibly in three years and she would have other funds to be used for play equipment. Mr. Geistwhite made a motion to approve Mrs. Jumper's changes to the Splash Pad from a padded surface to brushed concrete surface. Mr. Stabile seconded the motion and it passed unanimously.

PERSONNEL MANUAL – The Supervisors suggested that the Personnel Manual be placed last on the agenda for next Wednesday night.

Mr. Brenneman recommended to the Supervisors that the Planning Commission should consider putting him on call for its meetings. Mr. Brenneman indicated that the Planning Commission meetings can be lengthy and the input he provides is minimal. From a cost standpoint to the township, it should be considered having him attend Planning Commission meetings when there are either specific legal issues that are identified or anticipated. He can still be consulted by telephone by the Planning Commission Chairman. The Supervisors suggested that he bring it up with the Planning Commission at the next meeting.

EXECUTIVE SESSION – Mr. Geistwhite made a motion to adjourn to executive session at 9:31 am for a personnel matter with no action being taken. The motion was seconded by Mr. Larson and passed unanimously.