

MIDDLESEX TOWNSHIP
WORKSHOP MEETING
MARCH 30, 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 7:31 AM in the Middlesex Twp Building.

PUBLIC COMMENT - None

BID OPENINGS: Chief Sherman and Solicitor Brenneman opened the bids for the road materials. The bids will be awarded on April 4th at the Board of Supervisors Meeting. Chief Sherman stated that an escalation clause had been included on the bids.

VICTOR J. & SHIRLEY A. MADISON AND RICHARD R. MADISON

PRELIMINARY/FINAL SUBDIVISION PLAN – Mr. Madison stated that the Planning Commission has approved the plan with certain modifications. Mr. Madison also stated that he has contacted a geologist concerning any wetlands on the property. Mr. Stabile asked what effect wetlands has on the subdivision plan. Mr. Madison stated that the wetlands needed to be 200 feet from the isolation area of the septic. Mr. Madison stated that the wetlands has been indicated on the plan. Mr. Stabile stated that Vince Elbel must sign the plan and DEP exemption. Mr. Stabile asked Mr. Madison to explain what a permit exempt system is, which Mr. Madison did explain. Mr. Stabile questioned if the system fails, will they may need to get a holding tank. This system according to Mr. Stabile has been grandfathered and is not subject to Township jurisdiction. After a brief discussion of the plan and how it was put together and comments about the geologist, Mr. Stabile made a motion that the separate subdivision plan for Richard Madison identified as 4 of 4 dated 2/21/01 granting the 9 waiver requests as follows: 1. 303 Plan Submittal separate preliminary plan, 2. 501.dd, 601.e, & 709 sidewalks, 3. 501.dd, 601.e & 710. curbing, 4. 501.dd Street trees, 5. 501.p existing contours from field data, proposed contours, 6. 501.p, 502. f & 602.e preliminary grading plan, overall grading plan, 7. 602.c Stormwater management plan, 8. 602.d Erosion and sedimentation control plan, 9. 602.h 1203.n landscaping plan as indicted on the face of the plan, plus a 10th request to section 501.i and 601.d regarding plan requirements the scale of location map, be approved. Mr. Shughart seconded the motion and it passed unanimously. Mr. Stabile made a motion in connection with the same plan dated 2/21/01, page 4 of 4 of the plan conditionally approving the plan subject to the applicant meeting the County comments 3/15/01, the Engineer's comments of 3/26/01 and that the plan be revised to list all waiver requests granted by the Township. Mr. Shughart seconded the motion and it passed unanimously. Mr. Stabile made a motion on the

Preliminary/Final Subdivision Plan Victor J. & Shirley A. Madison dated 2/21/01 identified page 1 through 3 granting the same 9 waiver requests as shown on the face of the previous plan 1. 303 Plan Submittal separate preliminary plan, 2. 501.dd, 601.e, & 709 sidewalks, 3. 501.dd, 601.e & 710. curbing, 4. 501.dd Street trees, 5. 501.p existing contours from field data, proposed contours, 6. 501.p, 502. f & 602.e preliminary grading plan, overall grading plan, 7. 602.c Stormwater management plan, 8. 602.d Erosion and sedimentation control plan, 9. 602.h 1203.n landscaping plan as well as an additional waiver of 501.i and 601.d with regard to the scale of the location map of the plan. Mr. Stabile made a motion to conditionally approve the Preliminary/Subdivision Plan of Victor J. & Shirley A. Madison dated 2/21/01 that applicant again meet the County comments of 3/15/01, the Engineer's comments of 3/26/01 and that they receive Highway Occupancy Permit from PennDOT, further that the SEO sign off on Page 2 of that Plan concerning the isolation distances, further that the wetlands be confirmed by a geologist and confirmed by the Township Engineer, and that this Subdivision Plan be recorded later in time than the first Plan of Richard Madison recommended for approval earlier this morning. Mr. Shughart seconded the motion and it passed unanimously. Mr. Brenneman asked if all the conditions of the Plan were acceptable to Mr. Madison. Mr. & Mrs. Madison indicated the conditions were acceptable to them. Mr. Stabile made a motion to amend the original motion to change the pagination to reference the Mr. Richard Madison Plan as 1 or 1 rather than 4 of 4. Mr. Shughart seconded the motion and it passed unanimously.

ROUTE 81 – TURNPIKE ASSOCIATES PRELIMINARY/FINAL SUBDIVISION PLAN

– Mr. Ron Secary explained that this plan is really a lot add on, a portion of a 7-acre tract to the three-acre Pyrotek lot. Mr. Stabile commented that there is a gas line that runs along side of Pyrotek. Mr. Secary added that it will be moved when the Pyrotek building is enlarged. Mr. Stabile stated that it could possibly be used if the property across the road is developed. Chief Sherman raised the question of the storm-drain should be opened to the public. Mr. Grove asked that a note be added to the plan concerning sewer and water. Mr. Carpenter asked that the waivers be noted on a separate page. Pyrotek is actually a manufacturer of plastic molds and will be back for the April 11th meeting.

ADDENDUM TO AGREEMENT/ADMINISTRATION BUILDING – Mr. Brenneman explained the addendum and how it would affect the Township and the Municipal Authority. Mr. Shughart made a motion to adopt and execute the addendum to the Agreement between the Municipal Authority and the Township concerning the repayment of the mortgage. Mr. Stabile seconded the motion and it passed unanimously.

INTERMUNICIPAL WATER SERVICE AGREEMENT – Mr. Brenneman explained that this agreement is necessary because the agreement with South Middleton and North Middleton actually crosses through the transmission main in Middlesex Township on Trindle Road. Mr. Shughart made a motion to adopt the agreement between Middlesex Township, North Middleton Township and South Middleton Township. Mr. Stabile seconded the motion and it passed unanimously.

MEADOWBROOK FARMS PHASE III TIME EXTENSION – Mr. Stabile made a motion to grant a time extension to Meadowbrook Farms Phase III. Mr. Shughart seconded the motion and it passed unanimously.

ABF FREIGHT SYSTEMS, INC. TIME EXTENSION – Mr. Stabile made a motion to grant ABF a time extension. Mr. Shughart seconded the motion and it passed unanimously. A brief discussion followed concerning the expansion of the facility without adding doors to the terminal. Mr. Brenneman explained that the Zoning Hearing Board decision stated that the doors couldn't be used.

Mr. Stabile asked **Mr. Carpenter to research the Land Development approval for lighting** at these facilities. Some of the lights seem to point straight up into the air. Mr. Stabile mentioned that in the back of **Flying "J"** there is a place where oil is being dumped. Mr. Shughart stated that an Ordinance needs to be adopted that addresses the storm water with respect to spills in the Township. Mr. Stabile stated that monitoring wells have been installed because of spills. Mr. Carpenter explained that it was the underground tanks, but now it is more of spills than leaking tanks. Mr. Shughart suggested that Pat Vance's office be notified.

Mr. Eppley brought up the fact that there is excessive **trash between Pilot and All-American** (Petro) along the fence in the back of the property. Mr. Stabile asked Mr. Carpenter to send a **letter to Pilot**.

REQUIRING THE ISSUANCE OF ON-LOT SEWAGE SYSTEM PERMITS

REGARDLESS OF LOT SIZE – Mr. Carpenter explained how a person can get a property from a family member and not be required to get a permit for a septic system. Mr. Brenneman explained that the Township becomes responsible if the system fails. Act 149 states that if you have enough money you can bond a system like this. Mr. Grove explained that this is an honor system. Mr. Brenneman stated the Municipal Authority asked to have holding tanks be added to the inspection system, but why not add all systems should be inspected. Mr. Brenneman stated that if the affluence is surfacing then the SEO can talk to the residents about how to repair or replace the malfunctioning systems. Mr. Stabile made a motion to have Mr. Brenneman look into sewage permitting ordinance regardless of lot size.

RESOLUTION 2001-8 TURNBACK OF CLAREMONT ROAD AND RESOLUTION

2001-9 TURNBACK OF SOUTH MIDDLESEX ROAD– Mr. Stabile explained why he would like to see these roads turned back to the Township, the most significant reason being that the Municipal Authority will be doing work in this area. Chief Sherman explained that if the road is the Township's we could correct the drain under Claremont Road. Mr. Shughart made a motion to adopt Resolution 2001-8 and 2001-9 turnback of Claremont and South Middlesex Road. Mr. Stabile seconded the motion with Mr. Eppley voting no. Mr. Eppley agreed that he would sign both Resolutions as Chairman of the Board.

GRASS/WEEDS/VEGETATION ORDINANCE – Mr. Brenneman asked if the Supervisors were ready to discuss this Ordinance today. Mr. Brenneman asked if the RF should be exempt.

After a brief discussion Mr. Stabile directed Mr. Brenneman to do a draft that would be acceptable to the Supervisors.

SHIRLEY G. HERMAN'S RESIGNATION AS PLANNING COMMISSION

SECRETARY – Mr. Shughart made a motion to accept the resignation of Shirley Herman as Planning Commission Secretary and run an ad in the newspaper. Mr. Stabile seconded the motion and it passed unanimously.

SOFTWARE SYSTEMS, INC. ANNUAL SUPPORT CONTRACT – Mr. Stabile made a motion to accept the Software Systems maintenance agreement for the following year. Mr. Shughart seconded the motion and it passed unanimously.

CRYSTAL LAKES LETTER OF CREDIT REDUCTION - Mr. Grove made a request to reduce to the Letter Of Credit from \$22,456.83 to \$16,285.83. Mr. Stabile made a motion to reduce the Letter Of Credit from \$22,456.83 to \$16,285.83 at Mr. Grove's recommendation. Mr. Shughart seconded the motion and it passed unanimously.

Mrs. Justh asked Mr. Shughart and Mr. Stabile members of the building committee whether or not the **Township should install a drop box** at the front entrance of the Township building. Mr. Brenneman suggested that no cash be accepted and a log be written up when the box is open. Only one person should be responsible to open the drop box. Mr. Stabile and Mr. Shughart agreed to the drop box for acceptance of payment to the Township or the Municipal Authority.

Chief Sherman explained that there is a weight restriction on **Claremont Drive**, where the Army War Museum is proposed. Chief Sherman stated that a **certified letter** must be mailed concerning the weight limit so that road can be bonded. Mr. Stabile suggested that Chief Sherman contact Gannett-Fleming and ask who should receive the certified letter.

Chief Sherman explained that **Keith Plasterer has written several bad checks** and he has been served with papers if he doesn't pay up he will be picked up. Another issue is his hours of operation. He can be open from 10 AM to 10 PM and he is in the process of renting his facility for private parties from 11 PM to 4 AM. Mr. Stabile suggested that it is being used as a night club, and this is not an allowed use. Chief Sherman is going to contact Mr. Plasterer concerning the upcoming events.

EXECUTIVE SESSION

After Executive Session the meeting was adjourned at 10:57 AM.

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