

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING**

March 31, 2006

7:30 AM

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

Vice Chairman Vic Stabile called the meeting to order at 7:34 AM in the Middlesex Twp Building.

PUBLIC COMMENT – Ms. Connie Andrews of Mechanicsburg presented the Supervisors with copies of her court case from Cumberland County Court House. She was a victim and her reason for coming to the meeting was to make everyone aware of domestic violence.

PUBLIC HEARING – Mr. Stabile turned the meeting over to Mr. Brenneman. Mr. Brenneman noted that this was the time and place for the public hearing on an ordinance to amend the Zoning Ordinance. The full text of the ordinance was advertised on March 15 and March 22 of 2006 in the Sentinel, which proposes the amendment to allow colleges and universities in the Commercial Highway Zoning District. Mr. Brenneman addressed the Cumberland County Planning Commission comments and determined that this is a permitted use and does not need to be addressed. Mr. Stabile closed the hearing.

ORDINANCE 1 – 2006 AMENDING ORDINANCE NO. 3-89 – Mr. Geistwhite made a motion to adopt Ordinance 1 -2006 to amend Ordinance #3-89 Section 10.03 to include Colleges, Universities and post-graduate educational facilities. The foregoing uses shall not include dormitory facilities. Mr. Stabile seconded the motion and it passed unanimously.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR LOT #5 STOVER

INDUSTRIAL PARK – Mr. Randy Shearer of Dawood presented the plan to the Supervisors with the proper setbacks and one way in and one way out. The lighting is for the driveways only according to Mr. Shearer. Mr. Grove explained that there is going to be a site easement. Mr. Grove stated that he recommend that the shoulder be improved on the inside of Stover Drive per Chief Barry Sherman. All landscaping will be back from the Township right-of-way. Mr. Grove asked that there be a clean plan for Wednesday night. After some discussion on the waivers and the paving of the shoulder along Lot #5 on Stover Drive, the Board will act on the plan at Wednesday night's meeting.

APPLICATION FOR ZONING MAP CHANGE FROM RF TO VC ON PEFFER

PROPERTY – Mr. Mark Cummins, Mr. Bob Saidis and Mr. Jim Strupe of Alpha Consulting Engineers presented the Peffer property zoning map change. They are requesting a change for 25.06 acres to be rezoned, making a total of 36 acres. The Supervisors are interested in the traffic impact on the area during peak hours. There will be approximately 220 units to be built and are offering a unique product of over and under in design condominium. It was agreed that a hearing will be held on May 19th at the workshop meeting.

SECOND STATE ENTERPRISES, INC. – GROVE REPORT – Mr. Bud Grove reported that he doesn't remember that the Township has received a formal request to release any security. The Supervisors will wait until they have a formal request.

KABRO SKETCH PLAN – Mr. Stabile asked for an explanation of how the calculations were determined to allow 299 homes on 85 acres. There will be 36 acres conveyed to the Township and the Municipal Authority for well head protection. Mr. Carpenter explained that this is a maximum allowed number of units, with the 36 open acres on the other side of the road. According to Pam Fisher, there will be a traffic study done by Grove Miller. Mr. Stabile is concerned that the traffic on Claremont Road does not become a truck route to Carlisle, and remains for local deliveries only.

RESOLUTION 2006-2 WSTB COLLECTION OF DELINQUENT TAXES BY WAIVING INTEREST AND PENALTIES – Mr. Geistwhite made a motion to adopt Resolution 2006 – 2 for the West Shore Tax Bureau to Collection Delinquent Taxes by waiving interest and penalties until May 31, 2006. Mr. Stabile seconded the motion and it passed unanimously.

GRANT APPLICATION MIDDLESEX TOWNSHIP MUNICIPAL AUTHORITY – Mr. Rory Morrison asked the Supervisors if they would consider being the applicant for a Growing Greener Grant for matching funds for the Municipal Authority.

CONSERVATION SUBDIVISION DESIGN UPDATE – Mr. Carpenter explained that he has been in touch with Sally Holbert about the Ordinance and that they are still working on getting it complete, hopefully by the Wednesday night meeting. Mr. Carpenter is also working on the Effective Ag Ordinance as well. Mr. Grove stated that when he went over the draft he found that from a practical standpoint it can't be done. Mr. Brenneman shared Mr. Grove's concern about the Ordinance.

RESIGNATION OF MATT STROHM ZONING HEARING BOARD ALTERNATE – Mr. Geistwhite made a motion to accept the resignation of Mr. Matt Strohm as an Alternate to the Zoning Hearing Board. Mr. Stabile seconded the motion it passed unanimously. Mr. Carpenter was asked to advertise for the two openings.

BURN BAN – Mr. Geistwhite made a motion to enact a burn ban in the township effective March 31st until further notice. Mr. Stabile seconded the motion and it passed unanimously.

LETORT REGIONAL AUTHORITY COOPERATION AGREEMENT – Mr. Brenneman reviewed the agreement and stated that there is no mention that the township is not responsible to

pay any money. Mr. Geistwhite made a motion to accept the agreement. Mr. Stabile seconded the motion and it passed unanimously.

LETORT AUTHORITY APPOINTMENT – The Supervisors are still looking for someone to fill this position. Mrs. Justh and Mr. Carpenter will try to find a candidate for this position.

REC BOARD APPOINTMENT – Karen Coon – Mr. Stabile made a motion to appoint Karen Coon to the Rec. Board. Mr. Geistwhite seconded the motion and it passed unanimously.

ELECTED TAX COLLECTORS – Mr. Stabile explained that a legislative change may be necessary if it is impossible to fill the elected position. The Borough recently had a problem when an elected Tax Collector resigned leaving the position open. Mr. Stabile questioned whether the township would support a proposal. Mr. Stabile will report back.

CHESAPEAKE BAY – Mr. Stabile explained what he has been able to find out about the Chesapeake Bay limits for water quality, and found that the limits are not achievable. The Agency may have to be sued, if they can't provide attainable guidelines. Mr. Rory Morrison explained the limits and Mr. Larry Claycomb explained that instrumentation and how it could affect the Township.

WERT/THUMMA PROPERTY – Mr. Carpenter reported that he has filed a citation with the District Justice in an effort to get the property cleaned up.

FEE IN LIEU – After some discussion it was decided that Mrs. Justh should pull together information on Budget and Expenditures for Recreation in an effort to decide if the fee in lieu should be raised and by how much. The information should be gathered from 1999 through 2005 including the rate of inflation over the same period.

Mrs. Justh told the Supervisors that a new **Sign Ordinance** is part of their packet for Wednesday night, if they would like to read over it.

Mrs. Justh asked the Supervisors if the township would be interested in being part of the **West Shore COG**. Mr. Brenneman asked Mrs. Justh to get an agreement from the COG.

Mr. Carpenter announced a few dates for the Supervisors to know about **April 4th** at 11:30AM for Cumberland County Planning Commission, and **May 15th** at 6:00PM for the Cumberland County Ag, on Horse Nutrient management both here at the township.

Mr. Stabile announced that a meeting **April 13th** on the Open Space Plan by the Cumberland County Planning Commission was being held and if Mr. Geistwhite could attend..

Mrs. The meeting was adjourned at 10:05AM on a motion by Mr. Geistwhite and seconded by Mr. Stabile.