

MIDDLESEX TOWNSHIP
SUPERVISORS MEETING
April 3, 2002

OFFICIALS PRESENT:	SUPERVISORS:	Robert Eppley - Absent
		Chuck Shughart
		Vic Stabile
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove
	POLICE:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	RECREATION:	Eileen Ettleman - Absent
	FIRE CHIEF:	Ed Beam
	SECRETARY:	Mary Justh

CALL TO ORDER AND PLEDGE TO THE FLAG

Vice Chairman Chuck Shughart called the meeting to order at 7:07 PM at the Middlesex Township Building with Mark Carpenter leading the pledge to the flag. Mr. Shughart stated that Mr. Eppley was absent from the meeting, because he was in the hospital.

APPROVAL OF MINUTES – Mr. Stabile made a motion to approve the minutes of 6 and 22 March. Mr. Shughart seconded the motion and it passed unanimously.

AUTHORIZE PAYMENT OF BILLS

On a motion by Mr. Stabile, seconded by Mr. Shughart, approval was given for payment of bills represented by the bill list for March, summarized as follows:

General Fund Checks #12493 thru #12626	\$ 78,380.18
Escrow Fund Check #193	352.64
Transfer for Payroll #05, 06 & #07	81,401.45

PUBLIC COMMENT – None

REPORTS

SOLICITOR: Mr. Brenneman stated that the changes have been made to Groundwater Protection Ordinance. Mr. Stabile recommended that this would be taken up at the workshop meeting later this month.

ENGINEER: ABF release of improvement security for the eastern terminal. Mr. Grove reported that this was primarily erosion and sedimentation control and stormwater management. Based on an inspection in February, Mr. Grove recommended that all the security associated with the improvements be released and be replaced with maintenance security in the amount of \$1,650.00 (15% of the Completion Bond) and an inspection fee of \$500.00 should be held in Escrow for future engineering inspections and reports. Mr. Stabile made a motion to accept Mr. Grove's recommendation based on his inspection of ABF, to have the improvement security replaced with a \$1,650.00 maintenance security and a \$500.00 inspection escrow. Mr. Shughart

seconded the motion and it passed unanimously. Mr. Grove was asked to inspect an additional 18 acres that ABF wants to develop. Mr. Grove stated that this property would be appropriate for the use of enlarging the eastern terminal, and the impervious coverage would be better. Mr. Grove explained that a traffic study would be asked for. Mr. Stabile stated that he is concerned with how the western terminal is going to be used. Mr. Stabile suggested that ABF approaches the Township with an agreement on how the property will be used. Mr. Carpenter stated that ABF is in the process of applying for a zoning request. Mr. Stabile would like to have a developer's agreement with ABF before the rezoning request.

Mr. Grove reported that **Mr. Jack Beitzel** has requested a release of security for the construction of **Cedar Road**. Mr. Grove did an inspection of Cedar Road and recommends a release of maintenance security for Cedar Road. Mr. Stabile made a motion to release security based on Mr. Grove's inspection of Cedar Road according to the April 3, 2002 memo. Mr. Shughart seconded the motion and it passed unanimously. Mr. Grove stated the Mr. Beitzel's second request is for the release of the improvement security for the detention basin. Mr. Grove would recommend release subject to the improvement security be replaced with maintenance security in the amount of 15% of the improvement security which amounts to \$637.50 with a \$250.00 inspection escrow with the Township. Mr. Grove recommends that lot #9 downspouts should discharge directly into the basin eliminating nuisance ponding. Mr. Stabile made a motion to release the improvement security for the detention basin and be replaced with a maintenance security of \$637.50 with a \$250.00 inspection escrow provided that the downspouts on Lot #9 be discharged directly into the detention basin as recommended in Mr. Grove's memo of April 3, 2002. Mr. Shughart seconded the motion and it passed unanimously.

Mr. Grove reported that **Meadowbrook Farms Phase 2 is requesting a reduction of security** for the lot grading. Mr. Grove suggested that a reduction of \$8,517.36 be granted to Meadowbrook Farms leaving a balance of \$60,239.11 to remain in the surety account. The reason we make this recommendation is that on April 2 a total of 9 lots have been completed and the request for release is for final grading of five lots and Mr. Grove stated that he is comfortable with the grading. Mr. Grove recommends that Mr. Carpenter provide over all master grading plans to the builders. Mr. Grove is concerned that the sidewalk may not have been graded properly and landscape plans will be needed. Mr. Grove stated that the developer needs to be notified first if the grading is not correct then the builder. Mr. Stabile made a motion to reduce the security based on Mr. Grove's comments in his memo of April 3, 2002. Mr. Shughart seconded the motion and it passed unanimously.

Crossroads Commerce (Conewago) is requesting a reduction of security dated March 11, according to Mr. Grove. Because of the time of the next meeting Mr. Grove asked Mr. Carpenter if he could contact Crossroads Commerce if they can wait until April 26th. Mr. Grove wants to make sure that the site is stabilized. Mr. Grove needs to count the number of trees and ask exactly what he is requesting in his letter. Mr. Grover recommends that an 80% reduction in security for improvements would be \$375,000.00. Mr. Stabile made a motion, in response to Conewago's March 11th request, for a reduction of the security amount be approved by the Board so that 80% be reduced at this time. The balance being held until Mr. Grove has an opportunity to inspect the property and they request further reduction. Mr. Shughart seconded the motion and it passed unanimously.

Mr. Stabile asked Mr. Grove about the study on the **Country Club** area. Mr. Grove reported that will be on the agenda at the workshop meeting. Mr. Grove stated that the **corridor study** will be available at the join meeting on the 18th of April. Mr. Stabile stated that the meeting is not to specifically report on the corridor study.

POLICE: Presented by Chief Sherman and ordered to file.

ZONING OFFICER: Presented by Mr. Mark Carpenter and ordered to file. Mr. Stabile asked if Mr. Carpenter would like to consider having some Engineering firms come and give us a presentation on how they can assist the township with building inspections under the state law.

RECREATION: Report given by Mr. Bob Snyder and ordered to file. Mr. Snyder report that approximately 300 kids attended the Easter Egg hunt. Mr. Snyder also reported on the Senior Group.

FIRE/EMC: Report ordered to file.

MUNICIPAL AUTHORITY: Mr. Shughart reported that the power coming into the building is pulling off the wall and needs to be repaired. Mr. Stabile suggested that Mr. Morrison could find out about the insurance and whether we have coverage for poor workmanship when the building was built. Chief Sherman suggested that the conduit under the driveway was installed incorrectly.

SECRETARY: Mrs. Justh reported that Lobar was requesting a release of a CD for Army Heritage Drive. Mrs. Justh also reported that Gannett Fleming had submitted an invoice for payroll and asked if this should be paid. Mr. Stabile asked Mrs. Justh to research the comment of the Auditors that the Township had overspent funds last year. Mrs. Justh researched it and found that the majority of the money was from the State Fund and this was turnback money that had been held for several years and needed to be used, so South Middlesex Road was resurfaced. The General Fund actually had funds in excess of the budget and did not over spend.

OLD BUSINESS

Mr. Stabile made a motion to **award the following bids**: Hempt Brothers - ID#2 Binder at \$22.50, ID#2 Wearing at \$25.50, 1-B at \$7.25, 2-B at \$5.75, 2-A modified at \$5.00, 3-A at \$5.75, 4 at \$5.75 and Anti-Skid type 2 @ \$6.00. Wilson – Cold Patch at \$38.00, E2/E3 emulsion at \$.870 and West Middlesex Drive at \$30,750.00. Mr. Shughart seconded the motion and it passed unanimously.

Mr. Stabile reported that **Mr. Wonsiewicz was very helpful and got information** to Mr. Stabile as he said he would and Mr. Stabile wanted to thank him for his constructive criticism. Mr. Stabile asked Mr. Carpenter to contact the EPA and find out if there are any establishments in our Township that are part of this program. Mr. Carpenter stated that most are not. Mr. Stabile stated that we still have work to do on the Groundwater protection Ordinance and there is still a great deal to be studied, but we are getting closer.

Mr. Stabile would like to resolve the problem with **District Justice Manlove**, with a possible meeting.

NEW BUSINESS

Mr. Shughart stated that trucks are going onto **South Middlesex Road** and need to turn around because they missed Claremont Road. Mr. Shughart suggested signs be placed on the side of the road by the bridge so that trucks don't go down South Middlesex Road. Mr. Stabile also commented that the trucks leaving the warehouse need a stop sign because they are pulling out onto the road. Mr. Stabile made a motion to have prepared and advertise an ordinance for consideration at the May 1 meeting to install a **stop sign at the warehouse** for trucks coming onto South Middlesex Road. The motion was seconded by Mr. Shughart and passed unanimously.

Chief Sherman stated that **Norfolk Southern will be repairing the train tracks** on South Middlesex Road, Old Stone House Road and Army Heritage Road. The Chief would like to close the road to do additional work on Army Heritage Drive and South Middlesex Road at the same time. Chief Sherman would also like to do work to make the crossings better at South Middlesex and Army Heritage Road. Additional funding will hopefully be coming from the county for Army Heritage Drive.

Mr. Grove stated that **Meadowbrook Farms Phase I street dedication** was contingent on Chief Sherman agreeing with the condition of the roadway. Mr. Grove explained there is a drain that needs to be corrected before dedication can be accepted.

Mr. Grove also asked if the township was aware of who will be funding the study on the **Army Heritage Drive**. Mr. Stabile suggested that Gannett Fleming will be updating the study with all those suggesting what the scope of work should be pitching in for funding. Mr. Grove will make responsibility for funding a priority for the meeting on Friday.

The meeting was adjourned at 8:50PM on a motion by Mrs. Justh and seconded by Mr. Stabile.

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