

MIDDLESEX TOWNSHIP
WORKSHOP MEETING
APRIL 24, 1998

OFFICIALS PRESENT:	SUPERVISORS:	Robert Eppley Joe Capuano Chuck Shughart - Absent
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove - Absent
	POLICE:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	SECRETARY:	Mary Justh

The meeting was called to order at 7:36 AM by Chairman Robert Eppley. Mr. Eppley stated that Mr. Chuck Shughart was away on business.

CITIZEN PARTICIPATION:

Steve Weingarten from McNees Wallace & Nurick representing Giant Corporation came to address the concerns of the proposed use by Triple Crown of the Shady Lane property. Supervisor Capuano asked for the record if in fact Giant was going to sue the Township. Mr. Weingarten answered no, they were not going to sue the Township. Mr. Weingarten was here to inform the Township of Giant's position. First concern is Shady Lane and the unique nature of that road. Second point is the impact to the Letort Stream and the bridge over it. The main concern is the traffic to the Township. Giant has taken care of the traffic light at the new corporate offices. What will be the impact on the traffic at the peak hours when 90 percent of the vehicles will be trucks per Giant's estimate? Mr. Weingarten stated that the idea of North Rt. 11 being widened before and under the Turnpike Bridge is not likely. Therefore, traffic is going to stack-up at Shady Lane at peak hours when Giant employees are leaving. Mr. Capuano made a statement that part of the problem here is Giant's impact on the traffic, if Giant weren't located on Rt. 11 they would not have any concern with the Shady Lane development. Bob Anderson, Executive Vice-president of Real Estate for Giant, stated that Giant was only here to tell the Supervisors that heavy truck traffic is an inappropriate use of Shady Lane. Mr. Bob Anderson indicated that Giant will fight the Township on the proposed Shady Lane Warehouse.

Curt Barnett, Carlisle Small Animal Hospital, indicated that both Giant Triple Crown, used the same traffic study for their plans. The Township will have to take the Carlisle Small Animal Hospital land and Hoss's land in order for trucks to make the turn going into Shady Lane, they won't give it away. Mr. Barnett asked the Supervisors to consider the consequences of their decision. Mr. Capuano stated that the Township does not want to take land from the residents. It will be too costly for the Township and because of the time involved this is not a consideration.

Dan Hoffman, representing his father Lynn, indicated that his parents are not interested in giving or selling any land for additional right of way.

Craig Sunday expressed his concerns if the developer actually builds a warehouse that can generate 1,700 trips a day. What will happen to the businesses on Shady Lane? They will be

forced to close. If the Township goes to a proposed Sales Tax Based Revenue, you will lose the revenue from these business that have been here for 25 years.

Bruce Bistline asked what the progress is on the division of the voting precinct. Mr. Carpenter indicated that he and Mr. & Mrs. Smyser are working on it. Mr. Bistline commented that it has to be done before the next presidential election.

Dick Shultz, Village of Colonial Peddlers, commented on environmental concerns, especially with all the diesel trucks. Mr. Shultz will not give up any land, for additional right of way.

Elaine Robinson wants to know what the impact will be when there is a car show. Any business back there will be affected by the car show traffic.

Mr. Carpenter, Zoning Officer for the Township, wanted to let the residents know that the Supervisors, Engineer and the Planning Commission are looking at the traffic studies. When it comes to a traffic study Terry Grove is very reputable. This is a very difficult issue, we need to keep the atmosphere calm.

Craig Sunday wants to know about the trees along Shady Lane. Mr. Capuano stated that the trees are in the township right of way, and we have delayed taking them down, because of public concern.

ENGINEERS FROM GANNETT FLEMING: Mr. Dick Koch, Scott Duncanson and Gene Chahak presented a draft form of the traffic impact analysis findings and recommendations for the Claremont Road Light Industrial District. A Draft of the Claremont Road Light Industrial District Planning Study and Claremont Road Light-Industrial District Proposed Developments Reports were given to the three Supervisors, the Zoning Officer, the Solicitor and the Engineer. If changes are not made to the Zoning in the Township an enormous increase to traffic may occur. Mr. Capuano invited Mr. Koch back to comment or answer questions and present a formal presentation on conclusions. Mr. Capuano contacted Mr. Koch on a possible Comprehensive Study. Mr. Carpenter suggested that the Supervisors consider a Township wide Traffic Impact Study.

(#98005) GOODYEAR COMMERCIAL TRUCK SERVICE CENTER PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN - Mr. Carpenter stated that the Municipal Authority has not received a formal request for capacity from Goodyear. This is going to the Planning Commission Monday and should be on the agenda for Wednesday, May 6th.

(#98007) ROBERT F., SR. & LOUISE C. OTTO PRELIMINARY/FINAL SUBDIVISION PLAN - Pam Fisher stated that a waiver was obtained from extending public services down to lot #5. Bob Otto Jr. is handling this for his parents and wants to build a house on lot #5 and fix up the house on lot #6 to be sold. The Otto's have been working with the Municipal Authority on a possible public extension, and according to Pam Fisher the Otto's are giving almost 2 acres of easements for public water and sewer to the Municipal Authority. Mr. Carpenter clarified that lot #5 will have public sewer and a well, lot #6 will have on lot sewer and water, and the remainder of the farm will have access to sewer and well. Mr. Capuano questioned the legality of connecting sewer and not water, and suggested the Township Solicitor will determine this. Mr. Carpenter explained to the Supervisors that this plan would be going back to the Planning Commission Meeting Monday night.

HOLDING TANK AGREEMENT WITH FLYING J - ADMINISTRATION THROUGH THE MIDDLESEX TOWNSHIP MUNICIPAL AUTHORITY - Mr. Capuano stated that this agreement is for a holding tank that allows campers to dump sewage at Flying J. The holding tank was set up because the Municipal Authority did not want to allow Flying J to use the public sewer. Mr. Carpenter suggested that the Township be the administrator of the money and have the Municipal Authority invoice the Township for any costs associated with the inspection of the holding tank. Mr. Capuano made a motion that the Municipal Authority act as the agent to inspect Flying J holding tank with a second from Mr. Eppley, passed unanimously.

ENVISION CAPITAL REGION - INVITATION FOR INVOLVEMENT - Mr. Capuano recommended that we hold this till May 6th meeting.

DISCUSSION OF BUS PURCHASE - Mr. Capuano commented that two years ago the Recreation Board wanted the Supervisors to consider purchasing a bus for the park. Mr. Capuano recommended that this discussion be tabled until the May 6th meeting.

FINANCIAL SUPPORT FOR SENIOR CITIZEN COMMITTEE - Mr. Capuano asked what was the intended use of the money by the Senior Committee. Mr. Capuano asked Secretary Justh to contact Mr. Snyder to get specifics on the use of the seed money.

Mr. Capuano made a motion to adjourn the meeting at 9:10, with a second from Mr. Eppley.