

MIDDLESEX TOWNSHIP
SUPERVISORS MEETING
May 2, 2001

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

CALL TO ORDER AND PLEDGE TO THE FLAG

Chairman Robert Eppley called the meeting to order at 7:00 PM. Fire Chief Ed Beam led the pledge to the flag.

APPROVAL OF MINUTES

Supervisor Stabile made a motion to approve the minutes of March 30, April 4 and 11. Mr. Shughart seconded the motion and the minutes were approved.

AUTHORIZE PAYMENT OF BILLS

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

General Fund Checks #11438 thru #11536	\$ 137,417.89
Escrow Fund Checks #160 thru #165	4,789.10
State Fund Checks #122 thru #123	9,998.98
Pension Fund Check #113	4,386.87
Transfer for Payroll #8 & #9	55,652.32

PUBLIC COMMENT – None

REPORTS

SOLICITOR: Mr. Brenneman explained to the Supervisors that he had addressed two issues that were discussed at the last meeting; one was the use of four wheelers at the Otto property and the other was the Ordinance on Permit Exempt Septic Systems and maintenance to the systems in the Township. He indicated he will be in contact with Vince Elbel, the Township SEO and the Municipal Authority concerning the Ordinance. Also, Mr. Brenneman asked for an Executive Session. Mr. Stabile asked if the Ordinance on the Permit Exempt System was going to address both prohibiting the systems and the maintenance of the systems and can the portions be advertised separately. Mr. Brenneman stated that the Municipal Authority has asked that an amendment be added to address the cleaning of the permit exempt systems and if the Township is not going to allow the exempt system to exist then there needs to be an additional amendment made. Mr. Brenneman is going to see what he can work up on this.

ENGINEER: No report. Mr. Stabile asked about the corridor study. Mr. Grove reported that he just finished it up and tried to define the area that should have sewer and water and to report back to the Planning Commission.

POLICE: Presented by Chief Sherman and ordered to file.

ZONING: Presented by Mark Carpenter and ordered to file. Mr. Stabile asked how it was going with Julie Johnson. Mr. Carpenter explained there has been little progress although she is trying to make an effort, but the deadline is May 19th. Mr. Stabile asked about the Lebo situation and whether he was in compliance. Mr. Carpenter stated that Lebo is in compliance. Comments from the Planning Commission have been distributed concerning the Comp Plan, and these need to be examined so we can move forward on the Comp Plan. Mr. Carpenter stated that he has been in touch with Pine Hill Industrial Park in the LI district for rezoning of the district. Mr. Carpenter and Mr. Brenneman met with representatives of the area to discuss possible uses in that LI district, such as office industrial area maybe limited distribution centers, trade shows or commercial uses. Mr. Carpenter asked if this could be part of the Comp Plan through Gannett Fleming. Mr. Shughart asked if this would be considered spot zoning. Mr. Carpenter suggested that this zoning is more closely in line with the neighboring Township. Chief Sherman explained that the intersection at Wolfs Bridge and Rt. 11 would not sustain the traffic if warehousing would be considered. Mr. Stabile commented that tradeshow might be a good idea for the Pine Hill Complex.

RECREATION: No report

FIRE/EMC: Report presented by Fire Chief Ed Beam and ordered to file. Chief Beam would also like to acknowledge a contribution from Giant of a AED Unit to carry in the patrol cars. Chief Beam also proposed that the Township Solicitor write an Ordinance addressing remote antennas for relaying codes to emergency personnel in large steel buildings. The Township may want to consider this mandatory ordinance for all businesses. The number of buildings requiring these antennas might be few, but as new construction occurs it would be important to be considered. Chief Beam stated that he has had 141 orders for street signs to date. Mr. Stabile asked Chief Beam about drought measures if the dry spell continues. Chief Beam reassured Mr. Stabile that there is an Ordinance concerned with droughts. Mr. Stabile asked if the Small Steps Day Care would be connected to sewer and water. Mr. Carpenter explained that the Day Care would be connected to sewer and water. Mr. Stabile asked about the house further down the road having an outhouse. Mr. Carpenter commented that she can't afford to connect at this time. Mr. Carpenter stated that she has a legal system and is not subject to pumping. Mr. Stabile suggested that Mr. Rory Morrison

MUNICIPAL AUTHORITY:

SECRETARY: Mrs. Justh reported that a Boy Scout in the Township would like to earn his Eagle Scout Badge by planting trees at the park and caring for them. Another group contacted me called the **Johnny Elmseed Foundation** and I want to get both parties together, and I wanted to make you aware of the proposal. DEP sent a fax asking the township to join the **Small Business Ombudsman** at no cost to the Township for support only. Mr. Stabile made a

motion to join other neighboring municipalities in becoming a member of the Ombudsman for Businesses for the Bay Program. Mr. Shughart seconded the motion and it passed unanimously.

OLD BUSINESS

(#01-05) MIDDLESEX WAREHOUSE INVESTORS, L.P. PRELIMINARY/FINAL

SUBDIVISION PLAN – Mr. Stabile made a motion to grant waivers listed on plan dated January 30, 2001, last revised May 1, 2001 for Middlesex Warehouse Investors, L.P. as follows: 1. Section 301, 2. Preliminary Plan Submission, 3. 501.p Existing contours, 4. 501.aa Clear Sight Triangle, 5. 501.cc Building & Parking Area locations, 6. 501.dd Location of Proposed Driveway, 7. 709 Sidewalks, 8. 710 Curbing, 9. 1001 Storm Water Management Plan, 10. 1202, & 11. 1203 Landscaping as listed on the revised plan. Mr. Shughart seconded the motion and it passed unanimously. Mr. Stabile made another motion to approve the preliminary/final subdivision plan for Middlesex Investors. Mr. Shughart seconded the motion and it passed unanimously.

(#01-07) PYROTEK, INC. PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – Mr.

Grove stated that the pipe under Claremont Road would need to be upgraded under Claremont Road, because the storm water pipe is not adequate for the roadway. After a brief discussion between the Supervisors, Ron Secary and the Operations Manager, John Koprevich of Pyrotek it was agreed that the owner will furnish materials and the Township would provide the labor to upgrade the pipe. An official agreement will be drawn up by the Township solicitor for the upgrading of the existing stormwater piping depending on PennDOT turning Claremont Road back to the Township. Mr. Stabile made a motion to grant six waivers on the Preliminary/Final Land Development Plan for Pyrotek Inc. dated February 22 last revised March 18, 2001 as follows: 1. 501 Preliminary Plan Submission, 2. 709.a Sidewalks, 3. 710.a Curbing, 4. 717.b Traffic Impact Studies, 5. 718.b.(3) Environmental Impact Assessment Report, and 6. 1202.c Landscaping. Mr. Shughart seconded the motion and it passed unanimously. Mr. Stabile made another motion to approve the Preliminary/Final Land Development Plan dated February 22, 2001 last revised April 18, 2001 subject to the following conditions: first, that the applicant comply fully with the Township Engineer's land development comments dated April 3; second, that the applicant comply with Engineer's Stormwater comments of April 9; and third, that the Agreement reached this evening regarding the upgrade of the stormwater pipe under Claremont Road be reduced to writing indicating that the applicant will be responsible for payment of the materials meeting all PennDOT Specifications and that the township will be responsible to provide the labor, and that the Applicant post sufficient security for the materials in an amount to be approved by the Township Engineer. Mr. Shughart seconded the motion and it passed unanimously.

(#01-11) CUMBERLAND COUNTY-PARKING LOT EXPANSION

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – Mr. Stabile made a motion to grant waivers on the Cumberland County Parking Lot Expansion on the Preliminary/Final Land Development Plan dated March 23, last revised May 1, 2001 as follows: 1. 501 Preliminary Plan Submission, 2. 602.d Erosion and Sedimentation Control, 3. 707.f Minimum Parking Lot Lighting, 4. 709.a Sidewalks, 5. 710.a Curbing, 6. 1003. (a & c to f) Storm Water Management, 7. 1004 Erosion and Sedimentation, 8. 1202 Landscaping, 9. 1203.o(4)

Landscaping, and 10. 501.d 602.h, 1203 f & n. Trees. Mr. Shughart seconded the motion and it passed unanimously. Mr. Stabile made a second motion to approve the plan of March 22 last revised May 1, 2001 conditioned upon the Township Engineer verify that his comments are met. Mr. Shughart seconded the motion and it passed unanimously.

NEW BUSINESS

Reappointment of Tracy Gleim and Steve Zeigler to the Planning

Commission – Mr. Shughart made a motion to appointment members to the Planning Commission at the May 18th meeting. Mr. Stabile seconded the motion and it passed unanimously.

The meeting was adjourned at 8:31 on a motion from Mr. Shughart seconded by Mr. Stabile and passed unanimously.

607737