

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
May19, 2006**

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

Chairman Chuck Shughart called the meeting to order at 7:37 AM in the Middlesex Twp Building.

PUBLIC COMMENT – None

PUBLIC HEARING - Chairman Shughart turned the meeting over to Township Solicitor Keith Brenneman to conduct the hearing. Mr. Brenneman noted that this was the time and the place for the public hearing on a request by Cornerstone Land Trust Company to rezone approximately 25.36 acres from RT-Residential Farm to VC Village Center. This hearing has been properly advertised in the Sentinel on May 10, 2006 with a full text of the Ordinance being provided to the Sentinel and the Cumberland County Commissioner's Office as required by law. The Ordinance was provided to the Cumberland County Planning Commission and the Middlesex Township Planning Commission 30 days prior to the hearing. Mr. Bob Saidis asked the Supervisors for an extension of the hearing. Mr. Geistwhite moved to resume the hearing on the Ordinance, amending Ordinance 3-89 to amend the zoning map rezoning a portion of RF to VC, on July 5, 2006 at 7:00 PM. Mr. Stabile seconded the motion and it passed unanimously. Mr. Brenneman turned the meeting over to Mr. Shughart.

ORDINANCE 3-2006 PROVIDING FOR A POSTED MAXIMUM SPEED LIMIT OF 40 MILES PER HOUR ON CLAREMONT ROAD – Mr. Stabile made a motion to adopt Ordinance 3-2006 Providing for a posted maximum speed limit of 40 miles per hour on Claremont Road. Mr. Geistwhite seconded the motion and it passed unanimously. Mr. Grove is working on a speed limit of 35 based on the number of driveways and vertical curvature and will be ready for the next workshop meeting.

LOT CONSOLIDATION PLAN FOR KEYSTONE ARMS FINAL SUBDIVISION PLAN – After some discussion about what is part of the preliminary plan and what is part of the final plan. Mr. Stabile made a motion to approve the Final Lot Consolidation Plan for Keystone Arms Plan dated March 6, 2006 last revised May 17, 2006, with the caveat reflected in the minutes that this plan is a portion of a plan previous approved and this is one of three plans coming out of that plan. Mr. Geistwhite seconded the motion and passed unanimously.

REVISED SUBDIVISION PLAN FOR KEYSTONE ARMS FINAL SUBDIVISION

PLAN – Mr. Carpenter explained that this plan changes the original plan and is a requirement of North Middleton to present it again. This is an addition to the number of lots going from 188 lots to 116 lots. Mr. Stabile asked the applicant if they would agree to signing off on the Fee in Lieu to allow the Township to use the funds as necessary. The Home Owners Association will need to be expanded to include the new lots. The new fee in lieu amount for the additional lots will be \$19,600.00. Mr. Stabile made a motion to grant the following waivers on the final revised subdivision Plan for Keystone Arms dated March 6, 2006 last revised May 17, 2006, the 10 provisions of the ordinance as request for waivers shown on the face of the plan. Seconded by Mr. Geistwhite and passed unanimously. Mr. Stabile made another motion in connection with that same plan, to approve subject to the following conditions, that the applicant receive DEP approval for the DEP planning module, the applicant pay the Recreation Fee in Lieu funds and that the applicant pay the submission fee before filing. Mr. Geistwhite seconded the motion and it passed unanimously. Mr. Stabile stated that the minutes should reflect that the applicant granted the Township the use of the Fee in Lieu Funds for Township use.

REVISED LAND DEVELOPMENT PLAN FOR KEYSTONE ARMS FINAL LAND DEVELOPMENT PLAN

– Mr. Stabile made a motion in connection with the revised Final Land Development Plan for Keystone Arms dated March 6th last revised May 17, let us approve the waivers for the 10 sections of our land development Ordinance as notes on the face of the plan. Mr. Geistwhite seconded the motion and it passed unanimously. Mr. Stabile made another motion to approve the Final Land Development Plan for Keystone Arms dated March 6th last revised May 17, on the following four conditions; 1. satisfactory establishment of a street lighting district, 2. that the applicant be responsible for a financial security developers agreement, 3. that the applicant secure approval from DEP for the planning module, and 4. by letter to comply with Cumberland County comment #7 to have the plan certified by a licensed engineer or licensed surveyor and that the landscape plans be certified by a landscape architect. Mr. Geistwhite seconded the motion and it passed unanimously.

KEYSTONE ARMS THIRD REQUEST FOR REDUCTION OF SECURITY

– Mr. Stabile made a motion based on Mr. Grove's recommendation dated May 19, 2006 to reduce the security in the amount of \$53,209.56. Mr. Geistwhite seconded the motion and it passed unanimously.

PA TURNPIKE PLAN – Mr. Stabile asked Mr. Carpenter if we have received a full size set of plans from the Turnpike Commission. Mr. Grove and Mr. Carpenter agreed that the plans have been received. Mr. Grove will have comments for the meeting on June 7th.

LETORT FALLS PARK ARCHEOLOGICAL STUDY – Mrs. Denise Jumper presented a proposal to the Supervisors for an Archeological study at the new Letort Falls Park at a cost of \$800.00. After some discussion, Mr. Geistwhite made a motion to

pursue the Archeological study at a cost not to exceed \$800.00. The motion was seconded by Mr. Stabile and passed unanimously.

WEST SHORE COG – Mrs. Justh shared the information she received with the Supervisors about the West shore COG. Mr. Carpenter explained that he would like to use the regional codes officers in place of himself. Mr. Brenneman suggested that the Township consider joining the West Shore COG for the cable franchise fee. Mr. Geistwhite expressed concern with the COG since it had members from Dauphin County. and York County. Mr. Stabile is not convinced that this is necessary for Middlesex Township.

EXECUTIVE SESSION

The meeting was adjourned to Executive Session at 9:27 AM.