

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
May 26, 2017**

OFFICIALS PRESENT: **SUPERVISORS:** Chairman Donald S. Geistwhite, Jr.
 Vice-Chairman Steve Larson
 William H. Goodhart

DIRECTOR OF
 PUBLIC SAFETY: Barry L. Sherman
 SOLICITOR: Keith O. Brenneman
 ZONING OFFICER: Mark D. Carpenter
 MANAGER: Eileen M. Gault

OFFICIALS ABSENT: **ENGINEER:** Bud Grove

Chairman Geistwhite called the meeting to order at 7:34 a.m. in the Middlesex Township Building.

PUBLIC HEARING: Chairman Geistwhite announced that the first order of business is a Public Hearing in which Chairman Geistwhite then turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman reported that this public hearing is on the proposed amendment to the Middlesex Township Zoning Ordinance. There are 3 amendments to be considered. One is to amend Section 15.01.C of the Zoning Ordinance to correct a typographical error. The other is to add a paragraph exempting single family residential units from the restrictions that apply to non-conforming uses when they are damaged. The third is an amendment to the (LI) Light Industrial and (IG) Industrial General Zoning Districts to allow medical marijuana growing and processing as a permitted use. Mr. Brenneman gave a summary of the procedures followed prior to the hearing. Reviews and comments were provided by the Middlesex Township Planning Commission and the Cumberland County Planning Department. Mr. Brenneman then turned the hearing over to Chairman Geistwhite for public comment. There being no further questions or comments, Chairman Geistwhite declared the hearing closed.

PUBLIC COMMENT: None

PROPOSED ADOPTION OF ORDINANCE 2 – 2017 AMENDING THE ZONING ORDINANCE BY MAKING CERTAIN AMENDMENTS TO SECTION 15.01.C AND PROVIDING FOR THE PRODUCTION AND PROCESSING OF MEDICAL MARIJUANA IN THE LI LIGHT INDUSTRIAL AND IG INDUSTRIAL GENERAL ZONING DISTRICTS: On the motion of Chairman Geistwhite, seconded by Vice – Chairman Larson, it was unanimously agreed to adopt Ordinance 2 – 2017 amending the Zoning Ordinance by making certain amendments to section 15.01.C and providing for the production and processing of medical marijuana in the LI (Light Industrial) and IG (Industrial General) Zoning Districts.

SHEELY PLANNING MODULE: Mr. Hubert Gilroy, Esq. was present on behalf of his clients, the Sheelys. Mr. Ron Lucas, Esq. was present on behalf of his clients, the Tarkas who own the property adjacent to the Sheelys. Both parties expressed their opinions on what should take place next with regards to the planning module. Mr. Gilroy mentioned there are technical sewage issues involved that include waivers and stormwater issues and should be approved by

DEP and not by the Board. Mr. Lucas expressed that the water source his client has would be impacted by a septic system on this lot. Mr. Lucas would like the Township Engineer and Board to review recently submitted reports. After much discussion, the Board has agreed to review the recent reports submitted and will have a decision at the June 7, 2017 meeting.

PROPOSED ADOPTION OF ORDINANCE 3 – 2017 AMENDING ORDINANCE NO. 75 – 1 BY REQUIRING THE SUBMISSION OF CRIMINAL BACKGROUND CHECKS BY APPLICANTS FOR A PEDDLING OR SOLICITING LICENSE: On the motion of Chairman Geistwhite, seconded by Vice – Chairman Larson, it was unanimously agreed to adopt Ordinance 3 – 2017 amending Ordinance 75 – 1 by requiring the submission of criminal background checks by applicants for a peddling or soliciting license.

PROPOSED ADOPTION OF RESOLUTION 2017 – 6 CHANGING AND ESTABLISHING THE FEE IN LIEU OF DEDICATION OF PARK AND RECREATION AREAS FOR RESIDENTIAL SUBDIVISION AND LAND DEVELOPMENT: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Resolution 2017 – 6 changing and establishing the Fee In Lieu of dedication of park and recreation areas for residential subdivision and land development.

AUTHORIZATION TO ADVERTISE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WITH RESPECT TO DETERMINING THE FEE IN LIEU OF DEDICATION FOR NON-RESIDENTIAL SUBDIVISION AND LAND DEVELOPMENT: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize for advertisement amending the Subdivision and Land Development Ordinance with respect to determining the Fee In Lieu of dedication for non-residential subdivision and land development.

FINAL MAJOR LAND DEVELOPMENT PLAN - BEN SOUDER'S LAWN CARE & LANDSCAPING LLC REQUEST FOR EXTENSION OF REVIEW TIME: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to accept the request for extension of review time until September 8, 2017.

FINAL MINOR SUBDIVISION PLAN FOR 92 HOOVER ROAD DEP PLANNING MODULE FOR NEW LAND DEVELOPMENT REQUEST FOR EXTENSION OF REVIEW TIME: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to accept the request for extension of review time until September 8, 2017.

AUTHORIZATION TO REPLACE 2013 FORD EXPLORER: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Director of Public Safety Mr. Sherman to replace the 2013 Ford Explorer.

PARK AND RECREATION SPLASH PAD DISCUSSION: There was a brief discussion of the issues that are sometimes faced due to the number of people at the park with a free splash pad. There is a posted capacity limit. A fee was discussed for usage of the splash pad and the requirement of a life guard with large groups, however, additional staffing would be required for enforcement. Large groups that use the park are encouraged to call ahead and schedule usage to prevent overcrowding.

Mr. Carpenter reported that an application was received for the Agricultural Security Area for Ross H. Failor and Dolores Failor and is requesting the Township Solicitor Mr. Brenneman provide a Resolution for adoption at the June 7, 2017 meeting.

There being no further business, on the motion of Chairman Geistwhite, seconded by Vice – Chairman Larson, it was unanimously agreed to adjourn the meeting at 8:20 a.m.