

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
May 27, 2011**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Victor P. Stabile Vice-Chairman Donald S. Geistwhite, Jr. Steven L. Larson
	SOLICITOR:	Keith O. Brenneman
	POLICE:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	ENGINEER:	Bud Grove
OFFICIALS ABSENT:	MANAGER:	Eileen M. Gault
	FIRE CHIEF:	Ed Beam

Supervisor Mr. Stabile called the meeting to order at 7:35 am in the Middlesex Township Building.

PUBLIC COMMENT: Mr. Chuck Shughart, a resident expressed his concern of a water problem along Chestnut Drive that seems to be created by a resident pumping water on the West side of Hickory Road and it causing problems along Chestnut Drive. There is no problem with the water during a storm; the problem is with the constant pumping of water. Mr. Grove stated that the underground pipe is not designed to take surface stormwater, but will essentially take the water that comes from the constant pumping and put it under ground and transfer the groundwater towards daylight near the end of Chestnut Drive. Mr. Shughart expressed his concern about the spending of taxpayer money to solve a private property owner's problem.

PROPOSED HOTEL DEVELOPMENT ALONG HARRISBURG PIKE: Mr. Jim Snyder presented a proposed Zoning Ordinance amendment pertaining to the CH Zoning District and section 14.47 pertaining to hotels. After discussion the Supervisors agreed to revisions to the proposed amendment. Mr. Snyder will return to a later meeting with a revised proposed amendment for further consideration by the Supervisors.

PINE HILL DRIVE EXTENSION FOR TEX VISIONS LAND DEVELOPMENT: Stephen Quigley of HE Black & Associates and property owner David Lutz represented the plan. Stephen Quigley explained that Tex Visions proposes to develop lot 6A of the Pine Hill Industrial Park, with a future expansion of the development in the future onto adjacent property. Township Engineer, Bud Grove recommended in his April 25, 2011 review memo that, due to the large size of the building at full build out, construction of a secondary emergency exit to Harrisburg Pike following the future location of Pine Hill Drive should be considered. David Lutz explained this is cost prohibitive and the plan layout may change the future location of Pine Hill Drive. Stephen Quigley presented a sketch plan showing an emergency access easement to allow emergency exit from Pine Hill drive thru other property of David Lutz across the Master Manufacturing site to Harrisburg Pike. Then, when additional adjacent land is developed by Tex Visions, an emergency access road would be constructed to connect Pine Hill Drive to Harrisburg Pike thru lands of Master Manufacturing for secondary emergency vehicle access to the Tex Visions site. After discussion, the Board of Supervisors agreed in concept with the proposal to provide for future emergency access in this manner, with the condition that when Tex

Visions develops adjacent land to expand the building, the emergency access road also be constructed from the end of the temporary cul-de-sac at Lot 6A to access the additional area to be developed by Tex Visions.

TEX VISIONS LLC VARIANCE APPLICATION FOR SIGNS AND FENCE HEIGHT:

Mr. Stephen Quigley explained that Tex Visions is proposing to construct a manufacturing plant. Sign provisions in the Zoning Ordinance will allow flags for the United States, Pennsylvania and County, but Tex Visions is requesting a Variance to allow five (5) additional flag poles to display typical banner flags that they manufacture. Also, Tex Visions is requesting a Variance to allow a perimeter security fence within the yard setbacks eight (8) feet in height, when the maximum allowed by the Zoning Ordinance is four (4) feet in height. The fence at the front of the building would be of ornamental iron type and the side and rear fence would be chain link. On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to support the Variance requests to allow display of the requested five (5) banner flags mounted on poles with the condition that if the business use changes the flag poles be removed; and to support the Variance request for the fence height on the basis that installing the fence at the yard setbacks as required by the Zoning ordinance wastes useable property, and with the condition that the fence in front of the building be ornamental and substantially as shown on the site plan included with the application.

ORDINANCE NO. 3 - 2011 AMENDING THE MIDDLESEX TOWNSHIP ORDINANCE ELECTING TO AMEND ITS POLICE PENSION PLAN ADMINISTERED BY THE PENNSYLVANIA MUNICIPAL RETIREMENT SYSTEM: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to adopt Ordinance No. 3 – 2011 to amend the Police Pension Plan administered by the Pennsylvania Municipal Retirement System so that we are bound by all the provisions of the Pennsylvania Municipal Retirement Law as amended and as applicable to member municipalities.

ORDINANCE NO. 4 - 2011 AMENDING THE MIDDLESEX TOWNSHIP ORDINANCE ELECTING TO AMEND ITS MUNICIPAL PENSION PLAN ADMINISTERED BY THE PENNSYLVANIA MUNICIPAL RETIREMENT SYSTEM: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to adopt Ordinance No. 4 – 2011 to amend the Municipal Pension Plan administered by the Pennsylvania Municipal Retirement System so that we are bound by all the provisions of the Pennsylvania Municipal Retirement Law as amended and as applicable to member municipalities.

ASSESSMENT APPEAL OF KOLLAS & COSTOPOULOS REGENCY NORTH MOBILE HOME PARK: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to authorize the solicitor to execute a stipulation and settlement of the reassessment appeal of Kollas & Costopoulos for Regency Mobile Home Park for the reassessment of 2010 in the amount of \$2,375,000.00.

BID PROPANE AND GASOLINE: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to authorize Chief Barry Sherman to go out for bid for propane and gasoline for Middlesex Township.

OTHER BUSINESS: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to authorize the Solicitor to draft for consideration an ordinance regulating pawn shops and second hand shops in Middlesex Township.

PROPOSED STORMWATER MANAGEMENT ORDINANCE: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to authorize the Solicitor Mr. Brenneman to advertise for Public Hearing the proposed Stormwater Management Ordinance for adoption at the August 3, 2011 Supervisors Meeting.

PROPOSED ZONING ORDINANCE AMENDMENT FOR SOLAR ENERGY SYSTEMS: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to authorize the Solicitor to advertise for Public Hearing the proposed Zoning Ordinance amendment for Solar Energy Systems for adoption at the July 6, 2011 Supervisors Meeting.

BAF PROPERTIES LLC SPECIAL EXCEPTION AND VARIANCE APPLICATION FOR EXPANSION OF EXISTING NON-CONFORMING SALVAGE YARD BUSINESS: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed not to oppose the special exception request and to support the variance request under the condition that the existing building be used only for dismantling auto parts and the new building be used for no other purpose except sales of auto parts.

ZONING HEARING BOARD RESIGNATION – KELLY NEIDERER: On the motion of Mr. Larson, seconded by Mr. Stabile, it was unanimously agreed to accept with regret the resignation of Kelly Neiderer from the Zoning Hearing Board.

On the motion of Mr. Larson, seconded by Mr. Stabile and there being no further business, it was unanimously agreed to adjourn the meeting at 10:25 a.m.