

MIDDLESEX TOWNSHIP SUPERVISORS MEETING

June 2, 2004

OFFICIALS PRESENT:	SUPERVISORS:	Chuck Shughart, Chairman Vic Stabile, Vice Chairman (Absent) Donald Geistwhite
	SOLICITOR:	Keith Brenneman (Absent) Phillip Spare, Representative
	ENGINEER:	Bud Grove
	POLICE:	Chief Barry Sherman
	FIRE:	Chief Ed Beam
	ZONING OFFICER:	Mark Carpenter
	SECRETARY:	Mary Justh

CALL TO ORDER – Chairman Chuck Shughart called the meeting to order at 7:00 p.m. at the Middlesex Township Building.

PLEDGE TO THE FLAG – Chief Sherman led the assembly in the Pledge to the Flag.

APPROVAL OF THE MINUTES – Chairman Shughart asked for a motion to approve the May 5 regular meeting minutes as well as the May 27 workshop meeting minutes. Mr. Geistwhite made the motion and Chairman Shughart seconded it and the motion passed unanimously.

AUTHORIZE PAYMENT OF BILLS – Chairman Shughart asked for a motion to approve the payment of bills for May. Mr. Geistwhite made the motion and Chairman Shughart seconded it and the motion passed unanimously.

General Fund Checks #15304 - #15389	\$21,331.07
Escrow Fund Checks #245 - #251	\$ 4,563.00
State Fund Checks #168 - #169	\$16,052.01
Transfer for Payroll #10 - #11	\$75,956.27

PUBLIC COMMENT – None.

REPORTS:

Solicitor: Litigation is pending against Robbins Motor Transportation.

Engineer: Nothing to report.

Police: Ordered to file.

Zoning Officer: Mr. Carpenter requested permission from the Supervisors to advertise bids for a third party to handle electrical inspections. Mr. Geistwhite made a motion to advertise for these bids. Chairman Shughart seconded the motion and it passed unanimously.

Recreation: Ordered to file.

Fire: Ordered to file.

Municipal Authority: Ordered to file.

Secretary: Nothing to report.

OLD BUSINESS

I-81 Carlisle Fuel Stop Used Car Sales Land Development Plan - A representative of Carlisle Fuel Stop and representatives from Dawood Engineering met with the Supervisors to review plans for a proposed car dealership on the current property. The applicant has agreed to pay Township Engineer's fees to review the plan. Mr. Grove and Mr. Carpenter have both reviewed the proposed plans. Mr. Geistwhite made a motion to waive the land development requirements with the exception of the one-page plan that has been submitted. Chairman Shughart seconded the motion and it passed unanimously. Mr. Geistwhite made a second motion to approve the land development plan on the condition that the one-page plan is filed with the zoning and occupancy permits that may be filed in the future. Chairman Shughart seconded the motion and it passed unanimously.

Reduction in Worthington Development Security for Meadowbrook Farms Phase 2 – Mr. Grove has reviewed the request for reduction in Worthington Development security for Meadowbrook Farms Phase 2. He recommends that \$23,702.40 be released to pay for paving. This leaves a balance of \$36,528.64 in the surety account. Chairman Shughart made a motion to release the amount of \$23,702.40 as indicated in Mr. Grove's memo of June 2, 2004. Mr. Geistwhite seconded the motion and it passed unanimously.

Reduction in Worthington Development Security for Meadowbrook Farms Phase 3 – Mr. Grove is researching the issue of reduction in Worthington Development Security for Meadowbrook Farms Phase 3.

NEW BUSINESS

Re-Appointment of Doris Law to the Planning Commission – Mrs. Law's term on the Planning Commission expired on June 1, and the Planning Commission needs members. Mr. Carpenter asked Mrs. Law to continue to serve for a few more months to allow the Township time to interview applicants for the Planning Commission. Mrs. Law has agreed to continue to serve on the Planning Commission. Chairman Shughart made a motion to re-appoint Mrs. Doris Law to a four-year term on the Planning Commission. Mr. Geistwhite seconded the motion and it passed unanimously.

New Phone System – A new phone system must be purchased for the Township since the current system is unserviceable and obsolete due to the inability to obtain repair parts from the manufacturer. The Building Committee has approved purchasing the new system. The Supervisors discussed whether it was appropriate to pay for the new phone system through the building fund or as a capital purchase. The matter will be tabled until it is discussed with the Municipal Authority.

Mr. Shughart made a motion to adjourn the meeting for Executive Session at 7:17 p.m. Mr. Geistwhite seconded the motion and the meeting was adjourned.

After adjournment, Wayne Schade, legal representative for Second State Enterprises approached the Supervisors to reopen the meeting. Chairman Shughart made a motion to reopen the meeting for additional public comment at 7:19 a.m.

The Preliminary/Final Subdivision and Land Development Plan submitted by Second State Enterprises for the Best Western has been approved subject to the following conditions: a) That the applicant comply with Mr. Grove's comments dated April 7, 2004; b) That the applicant meet the lighting requirements of the Zoning Ordinance; c) That the applicant not remove any trees in the access drive sight triangle on Shady Lane until the access drive is constructed and prior approval of the Supervisors is obtained; and d) That the proper bonding agreement for public improvements be posted in an amount and form acceptable to the Township Engineer and the Township Solicitor.

The Developer is perturbed by the delays that have occurred due to not having received the storm water calculations from the Township Engineer. Mr. Grove explained to the Supervisors that had Second State Enterprises conducted the hydraulic and hydrology study that his firm suggested in the beginning instead of choosing the fast route, this issue would have already been satisfied. Mr. Grove has had to take on the costs and time constraints of this endeavor and is working tenaciously to conduct the research to obtain the required information. Mr. Carpenter stated it is not unusual for a plan that has been granted with such conditions to take up to six months to complete. The Supervisors asked Mr. Grove to expedite the project. Mr. Grove stated he would honor the Board's wishes to move this project along.

Chairman Shughart made a motion to adjourn the meeting at 7:33 p.m. Mr. Geistwhite seconded the motion and the meeting was adjourned for Executive Session.