

MIDDLESEX TOWNSHIP WORKSHOP MEETING

June 25, 2004

OFFICIALS PRESENT:	SUPERVISORS:	Chuck Shughart, Chairman Vic Stabile, Vice Chairman Donald Geistwhite, Jr. (Absent)
	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 7:30 a.m. in the Middlesex Township Building.

PUBLIC COMMENT – None.

OPENING OF CAR BID – Chief Sherman opened the bids for the used police car: Grace Quality Used Cars - \$342; Andrew Wolfe - \$500; and Bay Ridge Motors - \$275. Mr. Stabile made a motion to award the bid for the used police car to Andrew Wolfe for \$500. Chairman Shughart seconded the motion and it passed unanimously.

AWARDING OF FUEL BID – Chief Sherman submitted the bids for fuel to the Supervisors. After review, Mr. Stabile made a motion to accept the bid from Agway for propane at \$.39 pending submittal of the required bond by June 30, 2004. Chairman Shughart seconded the motion and it passed unanimously. Mr. Stabile made a motion to award the bid for fuel to Leffler- \$1.1880 diesel (summer); \$1.2080 diesel (winter); \$1.4190 gasoline. Chairman Shughart seconded the motion and it passed unanimously.

AWARDING OF ROADWAY STRIPING BID – Chief Sherman submitted the bids for roadway striping to the Supervisors as follows: Interstate Road Management for \$25,273.70 and Alpha Space Control \$24,189.73. Mr. Stabile made a motion to award the roadway-striping bid to Alpha Space Control for \$24,189.73. Chairman Shughart seconded the motion and it passed unanimously.

(#04-8) KENNETH AND MILDRED WALKER PRELIMINARY/FINAL SUBDIVISION PLAN – Mr. Carpenter explained to the Supervisors that the Zoning Hearing Board has granted the requested variances for the Kenneth and Mildred Walker Preliminary/Final Subdivision Plan. Mr. Walker must meet with the Planning Commission and obtain their recommendation before presenting it to the Supervisors at the next regular meeting.

(#04-9) APPALACHIAN ESTATES PRELIMINARY SUBDIVISION PLAN – Mr. Carpenter provided the Supervisors with a synopsis of the plan. The Fire Chief has reviewed the

plan and recommends that a staging area be put in for emergency vehicles due to the length of the proposed cul de sac. The developer will need to obtain a waiver for the Township requirements of the cul de sac being more than allowed.

(#04-11) BEST FAMILY LIMITED PARTNERSHIP PRELIMINARY/FINAL SUBDIVISION PLAN – This plan is a lot addition to an existing lot. The Planning Commission will recommend on the plan.

(#04-12) CORNERSTONE DEVELOPMENT COMPANY CONSERVATION SUBDIVISION DESIGN INFORMAL REVIEW OF SKETCH PLAN – Mark Cummings, Developer, met with the Supervisors to look at a sketch of the conservation subdivision design he has proposed. The Township is interested in developing a conservation subdivision ordinance. With the combined efforts of the Township Engineer, Mr. Carpenter, and the Planning Commission, the Township's goal is to have a draft of a conservation subdivision ordinance by the end of August.

(04-13) SPIRIT EQUESTRIAN CENTER PRELIMINARY/FINAL SUBDIVISION PLAN – Mr. Bailey from Navarro & Wright met with the Supervisors to expedite approval for the Spirit Equestrian Center Preliminary/Final Subdivision Plan. Due to County deadlines, the plan must be approved by June 30 in order to get the property into Clean and Green. The property is an existing barn and the owner wants to add 8 more acres to the property and a commercial holding tank for a public restroom in the barn. The owner has obtained signatures and approval of adjacent neighbors and also has a nutrient management program in place for the property. Motion #1: In connection with the Spirit Equestrian Center Preliminary/Final Subdivision Plan dated June 1, 2004, last revised June 15, Mr. Stabile made a motion to grant the waivers requested as stated on page 1 of 8 on the plan. Chairman Shughart seconded the motion and it passed unanimously.

Motion #2: Mr. Stabile made a second motion to grant two additional waivers at this time to be confirmed in writing as requested by the applicant: 1) Comment nine on page three in Mr. Grove's comments from his June 24, 2004 memorandum pertaining to the waiver of the recreation fee; and 2) To approve the Spirit Equestrian Center Preliminary/Final Subdivision Plan without the applicant first providing the Township the approval of the DEP module, but that this approval be received before any building occurs. The applicant must request this from the Township in writing. Chairman Shughart seconded the motion and it passed unanimously.

Motion #3: Mr. Stabile made a third motion to approve the plan subject to: 1) The applicant satisfy all conditions prior to recording as stated in the Township Engineer's comments dated June 24, 2004; 2) The applicant satisfy Cumberland County Planning Commission review comments under staff review date of June 21, 2004; and 3) The applicant place on the face of the plan the required satisfaction of conditions note; and 4) The applicant place a note on the plan that no building will occur until the Township receives DEP approval on the sewer module. Chairman Shughart seconded the motion and it passed unanimously.

Motion #4: Mr. Stabile made a fourth motion to grant a resolution for the plan revision to be submitted to DEP in connection with the sewer facilities planning module, subject to our Solicitor's confirmation of commercial holding tanks being permitted in the Township.

GEORGE ANDERSON AND LETORT EVANGELICAL CHURCH

PRELIMINARY/FINAL SUBDIVISION PLAN – The Letort Evangelical Church has acquired 2.38 acres and wants to create more space for the cemetery, as well as make plans to eventually divide the church from the cemetery. The church was granted a special exemption to use the land for a cemetery. The applicant is requesting several waivers. The Planning Commission will recommend on the plan.

ORDINANCE 3-2004 ADOPTING THE PENNSYLVANIA UNIFORM

CONSTRUCTION CODE – Mr. Stabile made a motion to adopt the Pennsylvania Uniform Construction Code for the Township. Chairman Shughart seconded the motion and it passed unanimously.

PHASE I AND II MEADOWBROOK FARMS ROADWAY DEDICATION – The Township Solicitor and Township Engineer are reviewing proposed deeds and plots prepared for roadway dedication and will make a report to the Supervisors.

KEYSTONE ARMS TRAFFIC SIGNAL PERMIT PLAN – Mr. Zaleski, Attorney for Keystone Arms is currently working on drawing up the maintenance agreement for the traffic signal for Keystone Arms.

YORK WASTE TRASH HAULING CONTRACT – The Township contract with York Waste has expired. Officials with York Waste met with the Township regarding the contract and there will be an increase from \$12.53 monthly to \$13.16 monthly for the next 16 months beginning with the October 2004 billing.

URBAN COUNTY DESIGNATION BY HUD – The Supervisors have received information from Cumberland County requesting the Township be included on Cumberland County's application for Urban County designation in order to obtain additional funding from HUD. The Supervisors requested more information and have a representative from the County to meet with them regarding this issue.

CUMBERLAND COUNTY HAZARD MITIGATION PLAN RESOLUTION – Township officials including Chief Beam, Chief Sherman, and the Township Secretary, Mary Justh have worked with Cumberland County in the preparation of a Hazard Mitigation Plan for the Township. This draft has been sent to the Supervisors for their approval and passage of a resolution. Mr. Stabile moved to adopt Resolution 2004-10 for the adoption of the Cumberland County Hazard Mitigation Plan, noting that the third bullet be stricken. Chairman Shughart seconded the motion and it passed unanimously.

LEHMAN LUMBER BONDING OF HOLLOWBROOK ROAD – Mr. Stabile made a motion to release Lehman Lumber of the bonding of Hollowbrook Road. Chairman Shughart seconded the motion and it passed unanimously.

ROBBINS MOTOR TRANSPORTATION PROPERTY DAMAGE RELEASE FORM –

Solicitor Brenneman informed the Supervisors of the judgment against Robbins Motor Transportation due to their non-payment of traffic signal damages earlier this year. Mr. Stabile made a motion to authorize Chairman Shughart to execute the release of property in the suit against Robbins Motor Transportation. Chairman Shughart seconded the motion and it passed unanimously.

PROPOSED SHOPPING CENTER IN SOUTH MIDDLETON TOWNSHIP – Mr.

Carpenter informed the Supervisors of a plan that has been proposed for the Blacksmith property in South Middleton that depicts a proposed shopping center there. This will impact the traffic coming out on Trindle Road in Middlesex. Mr. Grove has been asked by the Supervisors to research and comment on this issue.

UPCOMING DEADLINE FOR CREATION OF BOARD OF APPEALS – Mr. Carpenter reminded the Supervisors that a Building Code Board of Appeals needs to be created for the Township at the next regular meeting in order to meet the deadline. Mr. Carpenter informed the Supervisors that they could also opt to become a member of the West Shore Council of Governments and utilize their Board of Appeals. Mr. Carpenter has also received several bids for the electrical code enforcement program.

CARROLL TOWNSHIP BILL FOR WORKER'S COMPENSATION

REIMBURSEMENT FOR FIRE DEPARTMENT AND AMBULANCE ASSOCIATION –

Mrs. Justh presented the Supervisors with a bill from Carroll Township for Worker's Compensation reimbursement for the Fire Department and Ambulance Association. Mr. Brenneman informed the Supervisors that Carroll Township is correct in their population calculations. Mr. Stabile made a motion to provide payment to Carroll Township as requested for their legal share of worker's compensation subject to a like reduction in that amount from the donation the Township contributes in the Fall of each year.

CUMBERLAND VALLEY HIGH SCHOOL'S 50TH ANNIVERSARY EVENT FOR THE FOOTBALL PROGRAM – Mr. Stabile made a motion for Mr. Geistwhite to attend Cumberland Valley High School's 50th anniversary event for the football program. Chairman Shughart seconded the motion and it passed unanimously.

Chairman Shughart made a motion to adjourn the meeting for Executive Session at 10:40 a.m. Mr. Stabile seconded the motion and it passed unanimously. The meeting adjourned after Executive Session at 12:05 p.m.