

**MIDDLESEX TOWNSHIP  
WORKSHOP MEETING  
June 26, 2015**

|                           |                        |                                                   |
|---------------------------|------------------------|---------------------------------------------------|
| <b>OFFICIALS PRESENT:</b> | <b>SUPERVISORS:</b>    | Vice-Chairman Steve Larson<br>William H. Goodhart |
|                           | <b>SOLICITOR:</b>      | Keith O. Brenneman                                |
|                           | <b>POLICE:</b>         | Chief Barry L. Sherman                            |
|                           | <b>ZONING OFFICER:</b> | Mark D. Carpenter                                 |
|                           | <b>MANAGER:</b>        | Eileen M. Gault                                   |
| <b>OFFICIALS ABSENT:</b>  | <b>SUPERVISOR:</b>     | Chairman Donald S. Geistwhite, Jr.                |
|                           | <b>ENGINEER:</b>       | Bud Grove                                         |

Vice-Chairman Steve Larson called the meeting to order at 7:38 a.m. in the Middlesex Township Building.

**PUBLIC HEARING PERTAINING TO AMENDMENTS TO THE (CH) COMMERCIAL HIGHWAY ZONING DISTRICTS, (IG) INDUSTRIAL GENERAL ZONING DISTRICTS AND SUPPLEMENTARY REGULATIONS:** Vice-Chairman Larson announced that the first order of business is a Public Hearing in which he then turned the meeting over to the Township Solicitor Keith Brenneman. Mr. Brenneman reported that this public hearing is for a proposed amendment to the Middlesex Township Zoning Ordinance based upon the application of Timothy P. Kann and Janelle E. Egan. The summarized amendments proposed are as follows: Article X (CH) Commercial Highway Districts to include vehicle sales and services, such as vehicle service stations, repair garages, new and used car dealers, and automotive supplies, subject to the requirements of Section 14.46. Article X (CH) Commercial Highway Districts, Section 10.03 is amended to include wholesaling, storing, warehousing and distribution centers, including lumber yards, building contractors and farm supply and building material yards subject to certain requirements. Article X (CH) Commercial Highway Districts, Section 10.05 I., is amended in its entirety to include similar uses as mentioned above. Article XII, (IG) Industrial General Districts, Section 12.03 18 is amended to include vehicle services, such as vehicle service stations and repair garages, subject to the requirements of Section 14.46. Article XIV, Supplementary Regulations, Section 14.46 amended in Section 14.46 A.1. to include a reference to vehicle service stations. Section 14.46 B.1. is amended to include specific lot requirements such as minimum and maximum lot sizes for uses listed in parts of Section 14.46 A. and Section 14.46 A.1. Article XIV, Supplementary Regulations, is amended to add sub-section 14.61 to address specific requirements of wholesaling, storing, warehousing and distribution centers. Notice of this public hearing and the full text of this Ordinance were properly advertised in the Sentinel. The proposed Ordinance was transmitted to the Middlesex Township Planning Commission and the Cumberland County Planning Department. The Middlesex Township Planning Commission does not recommend adoption of the Ordinance in its present form and proposed some changes. The Cumberland County Planning Department recommends approval with proposed conditions. Mr. Brenneman then opened the floor to public comment or questions regarding the application. Present were Mr. Kurt Williams of Salzmann Hughes, Mr. Timothy P. Kann, co-land owner and Mr. Matt Hamlin, Kann family attorney. Mr. Williams stated that the Kann family has been in farming for years; however, the current generation is not. The family would like to see the property developed and not another truck plaza on the property. There is no disagreement of the proposed changes and conditions, however, the applicants would like approval in its present form as it has been advertised. Mr. Larry Claycomb, Chairman of Planning Commission was present and stated that the Planning

Commission concurs with the concepts to amend the Zoning Ordinance but does not recommend adoption in its present form. Mr. Claycomb then discussed the Planning Commission's recommended changes. As a private citizen Mr. Claycomb stated that he endorses the County Planning Department's recommendation of having this use be a special exception. Mr. Williams commented on the special exception versus permitted use stating that the proposed text amendment only has warehouse distribution being a permitted use within a quarter mile of an interstate with certain minimum lot requirements and the property has to abutt the (IG) Industrial General District. The intent was to have it be permitted use which is compatible with the surrounding uses in that zone. Mr. Brenneman stated that he spoke with Chairman Geistwhite who has asked that the hearing be continued to the July 1, 2015 meeting at 7 p.m. so that Mr. Geistwhite can participate and take action on the request. Mr. Brenneman then suggested that in the future any changes that come from citizen groups or the Board should go to the Planning Commission first for review and recommendation, then back to the Board of Supervisors for consideration as to whether to schedule a hearing. This way the Township is not caught in a position of finding things out from a thorough review that would have to be changed later after adoption or delaying the adoption of the amendment at the time, since it may be a timing issue. On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was agreed to continue the hearing to the July 1, 2015 meeting at 7 p.m. There being no further questions or comments, Mr. Brenneman turned the hearing over to Vice-Chairman Larson, at which time Vice-Chairman Larson declared the hearing closed.

**PUBLIC COMMENT:** Mr. Larry Claycomb stated that the residents are not getting the trash service they are paying for. There has been a problem with large bulk item removal in his area and customer service doesn't seem to know when trash pick-up is on Middlesex Road. When customer service is called they don't seem to have answers or give inappropriate ones. The Township Manager stated that this is not the first time there was a complaint of this type and the issue is being addressed. The problem seems to be within the customer service department which is currently going through some transitions. The township staff is keeping a log of the issues as calls are received. The staff encourages the residents to call customer service and if there is no satisfaction to call the Township so the staff can document the issues. After much discussion it was suggested that when it is time for a contract renewal to explore the idea of a provision to assess penalties to the trash hauler after a notice has been given when they are in violation of service provisions of the contract.

**PROPOSED ORDINANCE 4 – 2015 PERTAINING TO AMENDMENTS TO THE (CH) COMMERCIAL HIGHWAY ZONING DISTRICTS, (IG) INDUSTRIAL GENERAL ZONING DISTRICTS AND SUPPLEMENTARY REGULATIONS:** The hearing has been continued to the July 1, 2015 Supervisors Meeting.

**KEYSTONE ARMS JOINDER AGREEMENT:** This has been tabled until the July 1, 2015 Supervisors Meeting.

Mr. Carpenter gave a brief update on how some of the clean-up efforts in the Township has been going. He is trying to inspect every Monday.

There being no further business, on the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting to Executive Session at 7:45 a.m. to discuss a personnel matter, with no action to be taken by the Board as a result of the Executive Session.