

MIDDLESEX TOWNSHIP
WORKSHOP MEETING
JUNE 26, 1998

OFFICIALS PRESENT:	SUPERVISORS:	Robert Eppley Joe Capuano Chuck Shughart
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove
	POLICE:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	SECRETARY:	Mary Justh

The meeting was called to order at 7:30 AM by Chairman Robert Eppley.

(#98009) EQUILIBRIUM EQUITIES FINAL SUBDIVISION: Ron Secary of Hartman & Associates representing Equilibrium Equities. The Final Plan calls for 2 light industrial lots and 1 residential lot, waivers for SLDO section 709, sidewalks, and SLDO section 710, curbs were granted on 12/6/95, and comments by the Municipal Authority and Zoning Officer must be addressed. Tabled until 1 July.

(#98011) FILSON WATER TREATMENT, INC. PRELIMINARY/FINAL LAND DEVELOPMENT : Mr. Bob Unger of Cumberland Design and Building Co. Inc. presented Filson Water Treatment's Land Development Plan on Lot #3 of the Roadway Subdivision for bottling and water treatment. The following waivers have been requested 1. 501 Preliminary Plan Submission, 2. 709 Sidewalks, 3. 710 Curbing, 4. 717b.2 Traffic Impact Study - Commercial Buildings over 10,000 sq. ft., 5. 1003 r Design Standards - 2% minimum slope for un-lined, open channels, 6. 1202 c Final Landscape Plan - Required certification by registered Landscape Architect. Comments by the Municipal Authority and Zoning Officer must be addressed. Tabled until 1 July.

(#98012) PHEASANT CROSSING SKETCH PLAN: Mr. Harry Ramage introduced a proposed plan showing 13 single family dwelling lots off Old Stonehouse Road with 1 existing and 9 new driveways onto Old Stonehouse Road and 3 new driveways onto Hoover Road. Mr. Grove had some concern with sight distance when entering Old Stonehouse Road from the private driveways. Mr. Ramage will consider using shared driveways on the western two lots on Old Stonehouse Road to maximize sight distance.

(#98008) THE MEADOWS AT SPRING HILL PRELIMINARY SUBDIVISION REQUEST FOR TIME EXTENSION: Mr. James Thiele requested a 90 day time extension for The Meadows at Spring Hill. Mr. Capuano made a motion to grant a 90 day time extension for the plan. The motion was seconded by Mr. Shughart and passed unanimously.

PUBLIC COMMENT:

Mr. Ed Kessler commented that the development proposed for Pheasant Crossing should be using public water and sewer if at all possible. Mr. Kessler also commented that running a road from Old Stone House Road to Hoover Road would be an improvement from a safety standpoint.

Bruce Bratton representing Triple Crown asked the Supervisors to consider the impasse that his client was at concerning the use of Shady Lane for site access. Mr. Eppley asked Solicitor Brenneman to respond to the request for clarification. Mr. Brenneman's response was that the Ordinance is very explicit and the developer has to provide designs showing improvements that are necessary for adequate site access. No further clarification is necessary, the Ordinance is very clear. Mr. Brenneman asked if Mr. Bratton's client, was willing to pay for all improvements to Shady Lane necessary for adequate site access. Mr. Brenneman asked if Triple Crown will pay all costs associated with the Township's acquisition of additional right of way.

Mr. Curt Barnett asked if the Township was willing to have a Public Hearing on a waiver request by Triple Crown, with a business group bearing the cost of the stenographer. According to Mr. Brenneman the Subdivision Ordinance allows the Supervisors to have such a hearing at the expense of the business group. Mr. Barnett indicated that it was important to have expert testimony on record, in the event that this matter would go to court. Mr. Brenneman indicated the Township should advertise in the Sentinel for a Special Meeting and that 24 hour notice was sufficient. It was suggested that the Special Meeting be held on the Evening of July 23rd. Zoning Officer Carpenter mentioned that Mrs. Justh will not be available to attend the meeting.

ORDINANCE & RFP - COLLECTION AND DISPOSAL OF REFUSE AND

RECYCLABLES AND OTHER SERVICES: Mr. Brenneman asked the Supervisors if they had any changes to the draft RFP and Ordinance. He also indicated that he had received a letter from Mr. Thomas Imphong concerning a few minor changes that he will incorporate if the Supervisors agree. It was decided that the collection will begin April 1, 1999, and that letters should be written to the haulers to make them aware of the schedule.

THE PLANNING COMMISSION APPOINTMENT : Mr. Shughart made a comment that all the candidates had the skills necessary to be appointed to the Planning Commission. Mr. Shughart then made a motion to appoint Mr. Donald Geistwhite as the replacement for Mr. George Murin whose term had expired and did wish to be reappointed. The motion was seconded by Mr. Capunao and passed unanimously. On the reappointment of Mr. Victor Stabile, Mr. Capuano told the other Supervisors that he would neither make a second nor make a motion to appoint Mr. Stabile. Mr. Shughart made a motion to appoint Mr. Stabile because he felt that Mr. Stabile has made significant contributions to the Planning Commission. Mr. Eppley seconded that motion Mr. Capuano was opposed.

CENSUS 2000 - will be handled internally by Mr. Carpenter, Mrs. Snyder, and Mrs. Justh. Mr. Carpenter and Mrs. Justh will attend the Census Meeting on July 15th at the Courthouse in Carlisle.

ALLISON WAY DEDICATION: Engineer Grove referred to an on site inspection and report submitted to the township earlier. This report explained why the Supervisors should not dedicate

this roadway. If the owner wishes to dedicate the road to the Township he must make modifications to design requirements of the present SLDO, the plans must be reviewed and approved and then the developer can make a formal offer to dedicate, all of which is subject to inspection by Mr. Grove. If the Township accepts Allison Way a maintenance bond must be posted.

Mr. Carpenter gave a report on a PennDot Transportation Advisory Committee Meeting with the theme being use of Traffic Impact Fees by Municipalities.

SWIFT TRUCKING: The Supervisors wanted to know what has happen since the last meeting with Swift Trucking. Mr. Carpenter indicated that he has been in contact with Rod Smith and Rod is trying to find a solution. Mr. Shughart asked that Mr. Carpenter confirm his conversation with Rod Smith by letter.

BERNHEISEL BRIDGE ROAD: Mr. Sherman stated that the roadway is breaking away and the Township needs to consider what action they want to take to get rid of the trees on the bank and improve the road.

With no further business to consider, the meeting adjourned at 9:30 AM to have a staff meeting.