

MIDDLESEX TOWNSHIP
WORKSHOP MEETING
June 28, 2002

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

Chairman Robert Eppley called the meeting to order at 7:32 AM in the Middlesex Twp Building.

PUBLIC COMMENT - Mr. Ron Lucas representing ABF requested that a public hearing be scheduled for August 7th. Mr. Lucas stated that the traffic study is being done and should be available with the developers agreement. Mr. Stabile asked how long the Supervisors have to act on the request after the hearing. Mr. Brenneman stated that the Supervisors have 90 days to act on the request after the hearing. Mr. Carpenter will give the request to the Planning Commission on July 8th.

AWARD OF GASOLINE, DIESEL AND PROPANE BIDS – Mr. Stabile made a motion to accept the bids as follows: Agway for diesel at .7593, Leffler for 89 Octane gasoline at .859, and Penn Fuel for Propane at .6738. Mr. Shughart seconded the motion and it passed unanimously.

BRIDGE INSPECTION REPORT – John Rautzahn, Benatec Associates met with Chief Sherman and Secretary Justh to present the Township Bridge Report. The Supervisors questioned Chief Sherman concerning the condition of the bridges. According to Chief Sherman the bridges are in good shape requiring little or no maintenance at this time.

(#02-3) RUTH C. KESSLER PRELIMINARY/FINAL SUBDIVISION PLAN – Mr. Carpenter explained that the Kessler's would like to subdivide a lot off their farm to give to their daughter Wendy Clemson for a lot addition. Mr. Stabile asked about a non-building waiver, which will be presented at the regular meeting on July 10th.

(#02-4) LOT 4-H FOR JOHN L. PEFFER PRELIMINARY/FINAL SUBDIVISION PLAN – Mr. Shaun Malloy from Hoover Engineering presented the plan for the Pepper Preliminary Subdivision for a lot addition located on Wolfs Bridge Road. Mr. Pepper would convey this to his daughter. Mr. Stabile asked about some comments that need to be added to the plan. This plan will come to the July 10th Supervisors meeting.

(#02-5) ROBERT RUTH PRELIMINARY/FINAL LAND DEVELOPMENT PLAN – Mr. Brian Fincher from Navarro & Wright represented Mr. Robert Ruth of Harbold's Ford. Mr. Ruth will be converting the old Hardee's building to a car dealership. Mr. Stabile suggested that a note be added to the plan that any other proposed use, such as service or repairs, would have to be subject to additional land development approval.

PINE HILL PROPERTIES – QUIETSIDES CORPORATION, LIGHT MANUFACTURING USE – Mr. Ed Schorpp representing Pine Hill is coming before the Board

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to request a waiver to submit a new plan since this plan would be identical to the plan already approved, the only change would be to remove the Sports sign and replace it with a Quiet Side sign. Mr. Schorpp would like to have the fees waiver for his client. Mr. Stabile would like to have the change of use on the plan reviewed by the Planning Commission. Mr. Schorpp suggested that changes to use should be under the zoning ordinances not under land development. Mr. Stabile suggested that Mr. Schorpp come back to the next Township Meeting.

GROUNDWATER PROTECTION OVERLAY DISTRICT/RT RESIDENTIAL TOWNE

DISTRICT ORDINANCE – Mr. Carpenter was asked to investigate the use of Best Management Practices with respect to the GP Ordinance. Mr. Carpenter stated that in the 7th draft of the Ordinance Best Management Practices are encouraged to be used. Mr. Stabile asked what addresses water quality. Mr. Grove stated that the subdivision and land development be changed to address stormwater runoff. Mr. Grove suggested that we add in Subdivision and Land Development Regulations a statement requiring those people address hazardous material. Mr. Carpenter suggested that when a wellhead is established Best Management Practices can be made mandatory in that area. Mr. Brenneman suggested that the Township consider two Ordinances, one that addresses the Groundwater Protection and one ordinance that addresses the stormwater quality, and in addition to that beefing up the maintenance requirements at any future facilities. Mr. Brenneman suggested that the Ordinance should identify uses in the areas of the overlay. Mr. Brenneman suggested that Best Management Practices should be included in certain districts outside the GP Ordinance. Mr. Stabile would like Mr. Grove, Mr. Brenneman and Mr. Carpenter to report back at the next workshop meeting with a new draft to include these suggestions on the GP Ordinance.

UNIFIED DEVELOPMENT ORDINANCE – Mr. Art Olsen submitted a definition of assisted living for the Ordinance. Mr. Glenn Grell suggested that 1608 D of the Ordinance be deleted and 1605 A 12 & B needs to be deleted, detailing open space, since both developers would like to handle open space differently. Discussion followed concerning the open space between houses and how it should be used. Mr. Olsen gave a list of items that need to be re-examined by the Supervisors. Mr. Grove would like to have time to look over the suggestions and report back to the Supervisors. Mr. Carpenter would like to view Mr. Grove's comments on the proposals before commenting. Mr. Carpenter and Mr. Grove questioned the request to change the Ordinance to allow an Architect to submit a site plan for land development purposes. This request is not allowed based on Pennsylvania State requirements. Mr. Stabile asked Mr. Grove, Mr. Brenneman and Mr. Carpenter to give this Ordinance priority to be ready for the next meeting.

TRAFFIC STUDY FOR MILITARY HERITAGE INSTITUTE – Mr. Stabile reported that at the last Task Force Meeting, South Middleton and North Middleton and Middlesex Townships are concerned about the traffic study for the Military Heritage Institute and where funding is coming from. Mr. Grove explained that all townships have responded to him with their concerns except Mike Keiser from Carlisle.

HIGHWAY OCCUPANCY PERMITS – Mr. Stabile stated that municipalities have made requests to review Highway Occupancy Permits issued by the State, but have not been notified until it is too late. Mr. Carpenter and Chief Sherman stated that they are not receiving anything on state HOPs. Mr. Shughart suggested we notify them with a letter if we do not receive any notification.

REVISED I 81 CORRIDOR STUDY – Mr. Stabile stated that at the last Task Force Meeting he questioned the inter-connector for I-81 and I-76 and it has now been changed from an inter-connector to a Corridor Study. Mr. Stabile stated that what still needs to be studied is why the traffic is coming to Middlesex Township. Do they need to get off to interconnect to the interstate or are they getting off for the facilities?

Mr. Stabile asked Mr. Carpenter if the financial security for **Equilibrium Equities Property** has been released, because there are trees that need to be replaced at that location because they have died. Mr. Stabile asked about the **Small Steps Day Care** and whether the trees there are according to the plan. Mr. Carpenter asked if Mr. Grove could do an As built for the Day Care. The Supervisors agreed that one should be done. Mr. Stabile also asked Mr. Carpenter if he had been in contact with **A. H. Reiff** concerning the tanbark operation. Mr. Carpenter stated that Mr. Reiff would not be using the recently acquired additional property for tanbark, but to build a building to house his plowing equipment and materials. Mr. Carpenter told Mr. Reiff that a building like that for commercial use was not allowed in a residential zoning area. Mr. Carpenter stated that Ms. Capozzi gave him a certificate of occupancy that allowed the tanbark operation. Mr. Carpenter asked him about the additional driveway and Mr. Reiff stated that he was applying for an HOP from the state to make that the main driveway for the property. Mr. Carpenter informed Mr. Reiff that he will need a land development plan to proceed and any commercial use of the property is not permitted. Mr. Stabile asked that the CO be checked to see what the permitted use was when it was issued.

Mr. Stabile and Chief Sherman discussed the Custom Car Show problems with the owners of Carlisle Productions and were provided with a check for \$10,000.00. Chief Sherman and Mr. Stabile agreed that they are current as far as the cost of the car show. Mr. Stabile explained that a possibility would be to open the Carlisle turnpike interchange and if we could help with the flow at the Wolfs Bridge Road traffic light. Chief Sherman explained that all the traffic intersections need to be covered with fire police. Mr. Shughart is not optimistic about the turnpike opening up the exit.

Chief Barry Sherman asked the Board of Supervisors to approve a line striping bid opening for the July 24 to be awarded at the Friday morning meeting at 7:30 AM on July 26th at a cost of between \$10,000.00 and \$18,000.00. Mr. Stabile made a motion to approve bidding the line painting. Mr. Shughart seconded the motion and passed unanimously.

ARRO GROUP – CODES ENFORCEMENT – ARRO group gave a proposal. The Township will also consider other proposals.

Mr. Stabile asked Mr. Carpenter about the lighting at Pyrotek. Mr. Stabile stated that the lighting at Pyrotek was to be corrected in November and it still has not been corrected. Mr. Stabile directed solicitor Brenneman to write a letter of enforcement concerning the lighting at Pyrotek.

EXECUTIVE SESSION

The meeting was adjourned at 10:30 AM.

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