

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
June 29, 2007**

OFFICIALS PRESENT:	SUPERVISORS:	Chuck Shughart Vic Stabile Don Geistwhite
	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 7:34AM in the Middlesex Twp Building.

PUBLIC COMMENT – None

FUEL BIDS AWARDED – Chief Sherman explained that there were only 2 bids, Penn Fuels and Richland Partners, and gave a brief explanation of the two year bid period with an escalation clause. Mr. Geistwhite made a motion to accept Richland Partners bid for propane at \$1.7508 the low bid per the specification. Mr. Stabile seconded the motion it passed unanimously. Mr. Geistwhite made a motion to accept Richland Partners bid for gasoline of \$2.4411 per the specifications. Mr. Stabile seconded the motion and it passed unanimously. Mr. Geistwhite made a motion to accept Richland Partners bid for diesel at \$2.3754 Summer, \$2.4254 Winter, and 2.2395 delivered for off road per the specifications. Mr. Stabile seconded the motion and it passed unanimously.

APPALACHIAN TRAIL PEDESTRIAN UNDERPASS ON RT 944 – Mr. Brian Emberg, HRG Engineering and Ms. Karen Lutz of the Appalachian Trail made a presentation concerning the safety where the Trail crosses over Rt. 944 in Middlesex Township. The improvements that they hope to make will be a precast box culvert for the hikers under Route 944. Mr. Geistwhite expressed his fears about a tunnel as far as the police of the township are concerned. Mr. Emberg stated that an overpass would not work because of cost and distraction to motorists. Mr. Stabile is concerned about the proximity of a house to the trail. Mr. Geistwhite commented on the fact that we have bridges that are in need of repair and that is more important than the trail improvements. Mr. Emberg thought that as of right now they would close Rt. 944 for a weekend, and the detour will be kept on state roads, since it is a state road detour. The detour will go on Rich Valley Road to Valley View to Locust Point Road to Route 11 to Route 34.

KEYSTONE ARMS REQUEST FOR SECURITY RELEASE – Mr. Stabile made a motion to grant the request of Keystone Arms, dated May 16, 2007, in the amount of \$392,212.78 as recommended in Mr. Grove's memo, dated June 28, 2007. Mr. Geistwhite seconded the motion and it passed unanimously.

CUMBERLAND RECYCLING INC PRELIMINARY/FINAL LAND

DEVELOPMENT PLAN – The plan is for an addition to the existing building and to modify the stormwater on the property. Mr. Grove commented that there are a few minor comments, but nothing major. The planning commission approved the plan and the plan will be placed on the agenda for the July 11, 2007 meeting.

**SHEETZ HARRISBURG PIKE LOT 1 PINE HILL INDUSTRIAL PARK
PRELIMINARY / FINAL SUBDIVISION PLAN, PRELIMINARY / FINAL**

LAND DEVELOPMENT PLAN – The plan was presented by Michael LaCesa of Sheetz, which plans to move the canopy, build a new building and try to pump gasoline while this is being done. There will less impervious and new double wall tanks will be installed. Mr. Stabile asked some lighting questions and it will improve with flush mount lighting, and the car wash. Mr. Shughart asked about winter ice build up on the roadway. Mr. Carpenter stated that they are willing to give the Township \$10,000,00, if a traffic study is not required, to make changes to the intersection. Mr. Stabile was pleased with the placement of trees. Chief Sherman commented on the camera system in place and how good it is. Mr. Stabile made a motion concerning the preliminary/ final subdivision and land development plan for lot 1 of the Pine Hill Industrial Park, dated April 30, 2007, revised June 5, 2007 and to be revised with today's comments, to approve and grant the 7 waiver requests as requested dated June 28, 2007, to be noted on the face of the plan. 1. Section 305, 2. Sections 501.aa., 703.c., 3. Section 502.d., 4. Sections 601.e., 709, 5. Section 708.e.2.(d), 6. Section 1203.f., and 7. Section 1203.o.(2). Mr. Geistwhite seconded the motion and it passed unanimously. Mr. Stabile made the following motion to approve the plan subject to the following conditions:

1. That a contribution of \$10,000 for intersection improvements be made to the township as a condition of obtaining an occupancy permit for the new structures unless PennDOT requires roadway improvements not depicted on the approved plan, in which case the contribution to the township will be decreased accordingly.
 2. That the applicant secure PA DEP approval on the sewer requirements for the plan.
 3. That the applicant satisfy the comments of our Municipal Authority of June 4 2007, our Engineer of May 29, 2007, our Planning Commission of June 11, 2007 and the County Planning Commission of May 17, 2007.
 4. That the required Board of Supervisors conditional approval signature block be placed on the plan where the date of satisfaction of conditions is noted.
 5. That the plan in fact be revised to reflect the actions taken by the Board of Supervisors today.
 6. That the recreation fee-in-lieu of a contribution of park land in the amount of \$1000 per acre be satisfied prior to recording the plan.
 7. That public improvement bonding, if required, be posted subject to a developers agreement as agreed to between our Township Solicitor and the applicant
- Mr. Geistwhite seconded the motion and it was unanimously approved.

SHEETZ TRINDLE ROAD SKETCH PLAN - First Capital Engineering presented the Sheetz plan. They had gone to the Zoning Hearing Board earlier and because of the lack of space and Board recommended that they try getting more land. It will be a right

in right out on Trindle Road. The Preliminary plan will be submitted within the next several weeks.

ORDINANCE 6 – 2007 - KEY LOCK BOX ORDINANCE – Mr. Geistwhite made a motion to adopt Ordinance 6-2007 known as the Key Lock Box Ordinance for certain structures in Middlesex Township. Mr. Stabile seconded the motion and it passed unanimously.

ORDINANCE 7 – 2007 – SPECIAL FIRE POLICE ORDINANCE – Mr. Geistwhite made a motion to adopt Ordinance 7-2007 known as the Special Fire Police Ordinance between Middlesex Township and Cumberland County and local fire police. Mr. Stabile seconded the motion and it passed unanimously.

CNR HOSPITALITY ENTERPRISES L.P. TRAFFIC SIGNAL OPERATION - AND MAINTENANCE AGREEMENT – Mr. Brenneman explained that there is an agreement in place at the present time for 99 years, this would be the same agreement but between CNR Hospitality for the existing traffic signal. Mr. Stabile made a motion to accept the Traffic Signal and Maintenance Agreement as presented. Mr. Geistwhite seconded the motion and it passed unanimously.

RESOLUTION 2007-8 CUMBERLAND KNOLL ACT 537 REVISION

RESOLUTION – Mr. Carpenter explained that this is a standard resolution that must be filed for the Act 537. Mr. Stabile made a motion to adopt Resolution 2007-8 for the Act 537 for Cumberland Knoll. Mr. Geistwhite seconded the motion and it passed unanimously.

POLICE CONTRACT – Mr. Geistwhite made a motion to adopt the police contract for three years at 3.5% increase yearly and changes on vacation time, personal time, longevity and sick time, beginning January 1, 2008 through December 31, 2007. The motion was seconded by Mr. Stabile and passed unanimously. The Supervisors complimented the police on the contract and the ease of the negotiations.

Chief Sherman asked the Supervisors to consider a **No Parking Ordinance** for specific areas as follows; both sides of Bernheisel Bridge Road 600 ft. North and South of the intersection with Country Club Road, Locust Way between Oak Lane Drive and Evergreen Lane, Evergreen Lane parking on the road, Ridge Drive from Hickorytown Road, December 1 through April 1 Mayfield Court. Mr. Stabile made a motion to authorize the Solicitor to draft and advertise an Ordinance for No Parking. Mr. Geistwhite seconded the motion and it passed unanimously.

Mr. Geistwhite mentioned the parking on the **Country Club** property nearest to Route 11 because of the frequency of the use, it has become a safety issue. A letter should be send to them now Mr. Carpenter will draft a letter with the Township's concerns.

Chief Sherman explained to the Supervisors that there is a person living in the barn at Peffer's, and now he has an auto salvage business. Chief Sherman will take a letter about

the junk written by Mr. Carpenter to Mrs. Peffer and that will give her a reason to evict this individual.

STATUS REPORT OF UNLICENSED VEHICLES – Mr. Carpenter reported that he and Denise have inspected several places that have junked vehicles and he is in the process of writing violation letters to these people.

The meeting was adjourned to executive session at 9:21AM with no action being taken.