

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING**

June 30, 2006

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 7:33 AM in the Middlesex Twp Building.

PUBLIC COMMENT – None

**MEADOWBROOK FARMS FINAL PLAN - PHASE VI - DESIGN PLANS
FINAL SUBDIVISION PLAN** – Mr. Pat Hubert representing Meadowbrook Farms presented the Final Subdivision Plan for Phase VI of the development. This Phase will have only 4 lots in Middlesex Township and he stated that Mr. Grove's comments have been addressed. Mr. Carpenter stated that they will be addressing comments from the Planning Commission, County Planning, Mr. Grove and the Municipal Authority. Mr. Hubert explained that there are some problems with the roadway in Phase II and the Street Signs will need to be changed to be reflective. Mr. Stabile requested that Mr. Hubert attend the Wednesday night Supervisor's meeting for approval of the plan.

**FRED AND LOUISE POTTEIGER, TR OF THE F&L LIVING TRUST
PRELIMINARY / FINAL SUBDIVISION PLAN** – Mr. Zullinger of Curfman and Zullinger Surveying presented the plan. This property is located next to McNaughton and they are requesting 8 waivers. This is a basic simple subdivision and there is no wetlands on the property. The Supervisors will vote on this plan on Wednesday night, but Mr. Zullinger will not need to report that way the Supervisors will have a chance to look at the plan.

**REQUEST FOR EXTENSION DAVID J. RAUDABAUGH PRELIMINARY
SUBDIVISION PLAN** – According to Mr. Carpenter explained that the time expires on July 8th, but no written request has been received as yet. Mr. Carpenter stated that there is reason to deny this plan if they don't give us a written request by Wednesday.

**DUANE MCCLINTOCK, 93 BEAGLE CLUB ROAD TEMPORARY DWELLING
STATUS REPORT** – Mr. McClintock explained to the Supervisors that he had surgery on his arm and wants to remain there using the garage. Mr. Shughart questioned what progress has been made toward replacing his home. Mr. Shughart stated that complaints have been received and the basement is exposed to someone falling in the hole. Mr.

Geistwhite asked when he would possibly be building or replacing it with a trailer. Mr. Shughart stated that the safety issue needs to be addressed with a 4" high safety fence. Mr. Stabile suggested that Mr. McClintock come back to the Supervisors on August 25th at 7:30 AM to present a plan of when this will be completed and in the meantime address the safety concerns of the exposed basement.

CUMBERLAND KNOLL SKETCH PLAN – Mr. Francis McNaughton and his staff presented the revised sketch plan for Cumberland Knoll to the Supervisors. Mr. Bob Fisher gave an explanation of the changes made to the plan that the Supervisors had asked them to consider. Further discussion followed concerning any wetlands on the property and the draft of a sewer agreement with the Municipal Authority and a pumping station for the development. The next step will be to go to the Preliminary Plan.

1066 HARRISBURG PIKE WAIVER OF LAND DEVELOPMENT PLAN SUBMISSION – Judy Woodside would be the owner of the property. She has a dog grooming shop on Trindle Road and Army Heritage Drive and needs to find a new location for her business. She is asking for a waiver of the Land Development Plan for the impervious parking area. Mr. Stabile made a motion in connection with the 1 page Rettew plan dated 6/28/06 that the Township waive any applicable Land Development requirement for plan submission in favor of the 1 page sketch plan presented by the applicant. Mr. Geistwhite seconded the motion and passed unanimously. Mr. Stabile made a second motion in connection with that same plan that the sketch plan as the Land Development Plan for minor improvements to that property. Mr. Geistwhite seconded the motion and it passed unanimously.

ORDINANCE 4-2006 AMENDING ORDINANCE 75-1 BY CHANGING PEDDLING AND SOLICITING PERMIT FEES AND ALLOWING THE ESTABLISHMENT OF FEES BY RESOLUTION - Mr. Brenneman explained the changes to the original Ordinance and the establishment of the Fees by Resolution. Mr. Geistwhite made a motion to enact Ordinance 4-2006 amending Ordinance 75-1 Peddling and Soliciting Permit Fee. Mr. Stabile seconded the motion and it passed unanimously.

PA TURNPIKE COMMISSION, CARLISLE INTERCHANGE EXPANSION PLANS – After the Board revisited the plans, Mr. Stabile made a motion to approve with conditions the most recent set of drawings submitted by the Turnpike Commission for the reconstruction of the Carlisle Interchange in Middlesex Township. The drawings are more than Land Development drawings, they are a complete set of drawings and include construction design. What is proposed by this motion to be approved, is that part of the 700 pages of drawings that would normally be considered Land Development review. First, that Mr. Stabile recommended that the Turnpike Commission be aware and be cautioned about the drain pipe that will carry the runoff from the Turnpike property onto the Zizzy property through the existing pipe through the erosion and sedimentation control, that during and after construction to see that the pipe does not become clogged. Second to see that the lighting on the plan conforms to our ordinance to the extent that we prohibit indirect glare off of their property and upward, and that is the provision of the ordinance that we want them to be sensitive to and we will attempt to enforce, if it

becomes problematic. The motion is being made to approve these plans with a waiver in all other regards with respect to any other Land Development requirements or fees that would be paid by an applicant and the motion is being made with the caveat that we are sensitive to the Turnpike's legal position, that it feels it may not be subject to local ordinance regulation and at the same time that we feel that they are, and that our action this evening is being done in order to comply with and satisfy our obligation under the Municipalities Planning Code with a reservation that any legal rights or positions that the Turnpike may want to assert, which is all to say that should any issues arise between us, that both parties have not prejudiced their respected legal positions. Mr. Geistwhite seconded the motion and it passed unanimously. Mr. Stabile asked that a letter be sent advising of the motion with copies going to Chief Engineer and Chief Counsel for the Turnpike Commission.

Mrs. Pam Fisher, of **Dawood**, presented a concept plan with proposed changes to the intersection of Claremont Road and South Middlesex Road from by Kabro the property owner. Mrs. Pam Fisher also presented a proposed sketch for the development layout. After some discussion, it was decided that the streets should have a 32 foot width, for safety reasons. Mrs. Fisher stated that a Preliminary Plan should be presented in about 2 months. The plan for the pumping station has been submitted to the Municipal Authority.

The meeting was adjourned at 9:15 AM to Executive Session.