

**MIDDLESEX TOWNSHIP
SUPERVISORS MEETING
July 6, 2011**

OFFICIALS PRESENT: **SUPERVISORS:** Chairman Victor P. Stabile
Vice-Chairman Donald S. Geistwhite, Jr.
Steve Larson
 SOLICITOR: Keith O. Brenneman
 POLICE: Chief Barry Sherman
 ZONING OFFICER: Mark Carpenter
 MANAGER: Eileen Gault
 FIRE CHIEF: Ed Beam

OFFICIALS ABSENT: **ENGINEER:** Bud Grove

CALL TO ORDER AND PLEDGE TO THE FLAG: Vice-Chairman Geistwhite called the meeting to order at 7:02 p.m. in the Middlesex Township Building, with Ms. Robin Hermansen leading the pledge to the flag.

PUBLIC COMMENT: Dr. Stanley Tarka, a resident of Middlesex Township, stated that there are no current minutes posted on the website and he was unaware that the new website is under construction. He also questioned how long had it been since the Comprehensive Plan had been updated. Mr. Geistwhite explained that the Supervisors have been working on getting all the Ordinances updated. At which time Mr. Carpenter expressed that the Comprehensive Plan was adopted in 2005 and an update is only required every ten (10) years. Dr. Tarka then discussed the issue of water runoff destroying his yard and his cost to repair damages on his property. Mr. Brenneman suggested that Dr. Tarka review the Stormwater Ordinance that is being considered at a Public Hearing on August 3, 2011.

PUBLIC HEARING: Mr. Stabile turned the meeting over to the Township Solicitor Keith Brenneman. Mr. Brenneman reported that this public hearing is on the proposed Township Zoning Ordinance that provides for solar energy system regulations. Notice of this public hearing and a summary of the ordinance were properly advertised in the Sentinel. A certified copy was provided to the Sentinel and the Cumberland County Commissioners' office. The ordinance was transmitted to the Middlesex Township Planning Commission and the Cumberland County Planning Department for review and comments. Both have recommended approval of the ordinance. There have been two (2) changes to the ordinance since the time it had been submitted for publication and review by the Township Planning Commission and County Planning Department. One changes was deleting a duplicate section in the ordinance that addresses the obligation of the owner of the Solar Energy System to maintain a phone number and identify a person responsible for public contact in the event of compliance problems. The other change appears on page 15 in paragraph 16 (originally paragraph 17 since the paragraphs were renumbered by removing the one duplicate paragraph). The language said originally "for addition of a transformers" was changed to "for addition of one or more transformers". Mr. Brenneman then turned the hearing over to Mr. Stabile for public comment. There being no further questions or comments, Mr. Stabile turned the meeting over to Mr. Brenneman to close the hearing. At the direction of the Chairman Mr. Stabile, Mr. Brenneman declared the hearing closed.

APPROVAL OF MINUTES: On the motion of Mr. Geistwhite, seconded by Mr. Larson, it was unanimously agreed to approve the minutes of June 3, 2011.

AUTHORIZE PAYMENT OF BILLS: On the motion of Mr. Geistwhite, seconded by Mr. Larson, it was unanimously agreed to authorize the payments of the June 2011 bills.

REPORTS:

Solicitor: Mr. Brenneman reported that he has the Cable Franchise Agreement to review and will compare it with the COG agreement.

Engineer: Absent.

Police: Chief Sherman reviewed his report and as that it is entered into Record.

Zoning: Mr. Carpenter reported that he issued eight (8) permits for the month of June.

Recreation/Recycling Coordinator: Entered into record.

Fire/EMC: Entered into record.

Municipal Authority: Mr. Geistwhite reported that the Authority still continues to increase the production on Well #1 with daily production at 487,000 gallons per day which is now up to 52% of its daily capacity. The Authority staff began work at a four (4) lot subdivision plan on N. Middlesex Road installing a water main. The staff has also been assisting the Township at the Compost Site.

Secretary: Mrs. Gault reported on some information received from the Letort Regional Authority regarding proposed changes to the subdivision plan reviews. The changes and rates will be minimal. The Supervisors are in agreement that the Letort Regional Authority provides a valuable service and are in support of the proposed modest fee structure.

Mrs. Gault then reminded the Supervisors of the Cumberland Goodwill EMS meeting on July 29.

OLD BUSINESS:

Adopt Ordinance No. 5 – 2011 Regulating Solar Energy Systems: On the motion of Mr. Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to adopt Ordinance No. 5 – 2011 amending the Township ordinance in order to regulate the placement, construction, operation, maintenance and decommissioning of solar energy systems and the issuance of zoning permits and conditional use approvals in connection with the ordinance.

Tex Visions Lot 6A Pine Hill Industrial Park Preliminary and Final Land Development Plans review time extension requests, waiver letter, future emergency access: Steve Quigley, representative for Tex Vision, sent a written request for an extension of the time period for action on the preliminary and final land development plans to allow time for outstanding issues to be resolved. On the motion of Mr. Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to grant a written request of Tex Visions for a time extension for review on the preliminary land development plan for Lot 6A Pine Hill Industrial Park to August 9, 2011. On the motion of Mr. Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to grant a review extension from July 9, 2011 to August 9, 2011 in consideration of the June 29, 2011 written request of Tex Visions for Lot 6A Pine Hill Industrial Park.

Fence Bid Award: On the motion of Mr. Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to award the contract for the installation of 1,401 feet of 8 feet galvanized

chain link fence with a operating gate system and accessories as per the bid specifications to Pro Max Fence Systems, Inc. as the low bidder in the amount of \$28,865.00 for the compost site.

NEW BUSINESS:

Scott Milligan Request for Waiver: Mr. Milligan was present to request a waiver for a requirement to provide on-lot sewage system replacement area at a property which he is proposing to construct a detached single family dwelling. The Township SEO conducted soils testing and found a suitable site for a primary on-lot sewage system, but was not able to find a suitable site for the required replacement area for the on-lot sewage system. On the motion of Mr. Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to grant relief from Ordinance 1 – 1999 in order to provide a single on-lot sewer system for the property located at 60 Hickory Road and waive the requirement that an alternate site be provided due to the fact another site on the property cannot perk.

Steve & Pat Cline Subdivision Request: No show.

Proposed Zoning Ordinance Text Amendment to allow Fraternal Organization use in LI Districts: Mr. Brad Griffie submitted an application and a proposal for a zoning ordinance amendment to allow National Fraternal and Benevolent Organizations as a permitted use in a Light Industrial Zoning District. The Supervisors are in support of this amendment and Mr. Stabile asks that National Fraternal and Benevolent Organizations do not include schools and places of worship. On the Motion of Mr. Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to in connection with the formal application for zoning ordinance amendment submitted on behalf of the Carlisle Lodge of the Loyal Order of Moose date July 6, 2011 that the Township advertise for hearing at the September 7, 2011 meeting the ordinance as proposed in the application with the following two (2) changes: 1) that the definition of National Fraternal and Benevolent Organizations be amended so that it provides "whose principle missions or purposes relate to community service" with the word "principle" being added and 2) at the end of the definition it is amended to specifically exclude schools and places of worship.

Love's Travel Stops & Country Stores Special Exception and Appeal to expand Non-Conforming use: On the motion of Mr. Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to in connection with the special exception application of Love's Travel Stops dated June 2, 2011 that the Zoning Hearing Board be advised that the Supervisors support the granting of this special exception with the condition that no outside storage of tires be permitted.

Full-time Police Officer: Chief Sherman requested permission to hire Justin Carver as a full-time Police Officer under the current contract with a one (1) year probation. On the motion of Mr. Stabile, seconded by Mr. Geistwhite, it was unanimously agreed to hire on a full-time basis Justin Carver currently serving on a part-time basis, as an entry salary as provided for under the Collective Bargaining Agreement for uniformed officers with Middlesex Township, effective as of July 17, 2011 with a one (1) year probation period.

On the motion of Mr. Geistwhite, seconded by Mr. Larson, it was unanimously agreed to adjourn the meeting at 9:11 p.m.