

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
25 JULY 1997**

OFFICIALS PRESENT:	SUPERVISORS:	Robert Eppley Joseph Capuano Charles Shughart
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove
	POLICE:	Barry Sherman
	ZON.OFFICER:	Mark Carpenter
	SECRETARY:	Gail Jensik
	PLANING COMM.	Bruce Bistline Ed Kessler

The meeting was called to order at 7:30 AM in the new Municipal Building by Supervisor Chairman Robert Eppley.

MOUNTAIN VIEW TRAILER PARK SEWAGE MALFUNCTION UPDATE -

Mrs. Sara Thumma, 3121 Spring Road, commented on what she perceived as a lack of progress in installing holding tanks to address the sewage malfunctions at the Mountain View Trailer Park. She expressed concern that the portion of her property saturated as a result of the malfunction has expanded from a 10' by 30' area to an approximately 30' by 50' area. Ed Meyer, 3111 Spring Road, expressed similar concerns and was anxious to learn whether owner of the park, James Costopolous, could be pinned down to a definite time frame for the installation. Mrs. Thumma and Mr. Meyer also reported that a 4' by 20' x 6' trench has been excavated in the septic field area, and has now filled up with water, presenting a potential safety hazard. Mr. Carpenter explained what steps he had taken in order to assure compliance and the factors causing the delay. Mr. Shughart assured Mrs. Thumma and Mr. Meyer that the Township would address the issue of the open trench as well as determining a definite time frame for the tank installation and that Mr. Carpenter would keep everyone informed.

PUBLIC COMMENT - none

DONALD MENTZER SKETCH PLAN, #97011 - Mr. Carpenter explained the plan to subdivide the Mentzer's Christmas tree farm on North Middlesex Road into three lots.

DAVID MAYBERRY PRELIMINARY / FINAL SUBDIVISION, #97012 -

Represented by John Mayberry, nephew of the landowner, and his aunt, Rose Kerr, who has Power of Attorney for her brother, the elder Mr. Mayberry. Mr. Carpenter explained the Plan in which a 2.3 acre parcel is separated from a 79 acre farm to provide a homesite for John Mayberry and his wife.. Waivers are requested for separate Preliminary and Final Plans, Traffic Impact Study, Stormwater Management Plan and curbs and sidewalks. The Planning Commission is scheduled to act on the Plan at the 28 July meeting. Minor

technical comments from the County Planning Commission were noted. Tabled until the 8/6/97 meeting.

CRYSTAL LAKE ESTATES PRELIMINARY SUBDIVISION PLAN, #97003 - Bill Swanick of Hartmann and Associates and Bruce Foreman, attorney, represented the developer, Pheasant Development Corporation. Mr. Swanick explained that the Plan they were examining had been revised to address certain stormwater management concerns; in particular, several building sites had been elevated. Topics of discussion included excluding basements from plans due to stormwater concerns, legal responsibility for the pond and its maintenance and the question as to whether certain lots met the size requirements when drainage easement areas were excluded. When informed that a time extension for plan review would be needed, Mr. Foreman indicated that his client would grant the extension if the Planning Commission would give a conditional approval at their next meeting. Tabled until the 8/6/97 meeting.

MEADOWBROOK FARMS, PHASE I, FINAL SUBDIVISION RE-APPROVAL - Represented by Ron Lucas of Eckert Seamans Chemin & Mellott, LLC. On a motion by Mr. Capuano which was seconded by Mr. Shughart and passed unanimously, the Board re-approved the Final Subdivision Plan for Meadowbrook Farms contingent upon either the completion of the public improvements or the submission of a surety instrument for the improvements acceptable to both the Township Engineer and Solicitor.

BURNING BAN UPDATE - Mr. Shughart moved to lift the burning ban. Motion seconded by Mr. Capuano and passed unanimously. The Supervisors cautioned that the ban could be reinstated should conditions warrant.

REVISIONS TO LI AND IG SECTIONS OF THE ZONING ORDINANCE - Topics of discussion included: the changing nature of warehousing and the advisability of including / excluding it, per se, from the LI district, the use of GVRW terminology as opposed to gross weight for categorizing size of trucks and wording to be used to prevent off-site glare from site lighting.

EXECUTIVE SESSION - At 10:25 AM the meeting was recessed to an executive session for consideration of matters in litigation. The meeting was reconvened at 10:45 AM.

SUN COMPANY, INC. vs MIDDLESEX TOWNSHIP ZONING HEARING BOARD - On a motion by Mr. Capuano which was seconded by Mr. Shughart and passed unanimously, the Board authorized the Solicitor to intervene on behalf of the Township in the above action.

There being no further business to come before the Board, the meeting was adjourned at 10:46 AM.