

MIDDLESEX TOWNSHIP
WORKSHOP MEETING
JULY 28, 2000

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

Chairman Robert Eppley called the meeting to order at 7:34 AM in the Middlesex Township Building.

PUBLIC COMMENT – None

#00-8 THOMAS ROSENBERGER SEWAGE FACILITIES PLANNING MODULE FOR SMALL FLOW TREATMENT SYSTEM (DEP CODE No. A3-21915-170-3S) – Anita Stabile presented the Thomas Rosenberger small flow sanitary septic system to the Supervisors. According to Ms. Stabile this system has DEP approval so Mr. Rosenberger can subdivide the property for his daughter to build a house. The system would use conventional septic tanks with a constructed cell lined wetland basin with stone media and water tolerant plants. The stone media provides the surface for the micro organisms to grow. The effluent being passed into a constructed sand mound system not a stream. The homeowner would be responsible to take samples through the manhole and submit them to the State. Solicitor Brenneman explained that this proposed system is not a small flow sewage treatment facility according to the Township Ordinance, because it does not have an erosion chlorinator and a discharge unit or spray field. Anita Stabile told the Supervisors that the State will insist on disinfecting, so we will chlorinate. Ms. Stabile explained the difference between on lot septic and a small flow treatment facility. Mr. Rory Morrison from the Municipal Authority was questioned about this type of treatment and he mentioned that some communities are using this in Lancaster. Mr. Stabile recommended that Anita Stabile meet with Vince Elbel, Township SEO and Mark Carpenter, Zoning Officer to see if this can be resolved or if changes need to be made in the Township Ordinance. The Supervisors want to know if this type of system can be used for new buildings. Mr. Shughart asked if design plans would be available for the Supervisors to examine. Mr. Eppley asked if the property could be subdivided. Mr. Stabile said that would have been part of the original subdivision plan. According to Mr. Stabile, Ms. Anita Stabile needs to talk to Mr. Carpenter and Mr. Elbel, because at the present time the Supervisors can not help her with the current plan. The Ordinance does allow this type of septic system. Ms. Anita Stabile explained that there are design manuals for land application sewage systems and the smell should not be a problem.

#00-4 WERT FARM PERLIMINARY/FINAL SUBDIVISION PLAN – Mr. Chad

Sheaffer of R J Fisher presented this plan asking for three waivers: 1. Preliminary/Final, 2. Sidewalks, 3. Curbs and a note being added to the plan that lot #3b cannot be subdivided until a public street is build to allow more frontage.

#00-5 CROSSROADS COMMERCE CENTER FINAL LAND DEVELOPMENT

PLAN – The plan was presented by Mr. Ron Secary. Mr. Stabile asked if the Planning Commission had approved the plan on Monday night and what waivers were recommended? The waivers are as follows: 1. Sidewalk, 2. Curbs, PennDOT dictated there should be no curb along South Middlesex Road and 3. Existing trees and 4. the number of trees, using the Planning Commission and Mr. Grove's recommendation of landscaping engineer Mr. H. Edward Black. Mr. Stabile asked that the RF zoning on the Plan be correctly marked as RT. Mr. Stabile asked who the owner is and asked that the owner's name be placed on the plan, **Middlesex Warehouse Investors, LT.** The existing trees on the lot line will not be disturbed according Mr. Secary. Mr. Stabile asked if the utilities are to be underground. Mr. Ron Secary explained that all utilities are on the property already. Mr. Stabile questioned the lighting on the plan. Mr. Secary noted that there will be 6 lights along the front of the building. Mr. Stabile asked that a note be placed on the plan that states that the access road be removed and be restored to the original state after construction, since technically the construction road is using the utility easement. Ron Secary explained what is being planned to improve South Middlesex Road in preparation for property access.

#00-6 ABF FREIGHT SYSTEM, INC. PRELIMINARY/FINAL SUBDIVISION

PLAN – Mr. Jim Snyder requested the following waivers for ABF: 1. Preliminary/Final, 2. Traffic impact study, 3. Environmental impact study, and 4. Landscaping. Mr. Stabile stated that the lighting under construction needs to be identified on the plan according to the County comments. Mr. Brenneman commented that since ABF has reached their maximum of 400 doors allowed at both terminals how will the doors be closed when you move from the old section of the western terminal to the new addition of the eastern terminal. Mr. Stabile asked if a note should be added that gives clarification of how the doors will be closed. According to Mr. Brenneman the ZHB stated that there cannot be an increase to the number of doors. Mr. Shughart asked how they are intending to close the opening created by removing the door. Mr. Upchurch indicated that the doors do not have to be bricked to close them off according to the ZHB decision. Mr. Brenneman again asked what assurance does the Board have that these doors will not be used. Mr. Brenneman stated that his concern as the Township Solicitor about what ABF is saying is that the enforcement burden falls to the Township Zoning Office if something permanent is not done to assure that these dock doors are not used. Mr. Stabile asked about safety with open doors. Mr. Stabile asked ABF to come back to the Wednesday night meeting with a plan to close the doors and provide safety for employees. Police Chief Sherman asked Mr. Upchurch what can be done to correct the loop detector at the traffic signal. Mr. Carpenter has been in contact with ABF and it should be corrected according to Mr. Upchurch. Mr. Upchurch believes it is the intent of ABF to correct the loop detector problem.

#00-7 WILLIAM A. & MABEL M. STONE PRELIMINARY/FINAL

SUBDIVISION PLAN - Mr. Sheaffer asked for the following waivers for the Subdivision Plan: 1. Preliminary/Final, 2. Sidewalks, 3. Curbs, and Street Trees. Mr. Stabile asked about planning module waiver and the concrete monument. Mr. Eppley asked what the intended use is for the lot and would there be any outside storage. Mr. Stabile explained that the Township Ordinance has to be considered if they intend to have outside storage on this lot.

ORDINANCE 5-2000 – ESTABLISHING WATER AND SANITARY SEWER DISTRICTS – Mr. Brenneman explained that the Ordinance has been advertised and could be acted on today. Mr. Shughart made a motion to adopt Ordinance 5-2000 to establish water and sanitary sewer districts. Mr. Stabile seconded the motion and it passed unanimously.

PHEASANT CROSSING STREET TREES – MAINTENANCE SECURITY – Nothing to report – tabled until the August 2nd meeting.

RESOLUTION 2000-11 - DEED OF DEDICATION FOR LEIDA ROAD – Mr. Brenneman explained that everything is in order. The description has been corrected with the addition of pins on the plan. Chief Sherman asked the Board of adopt an Ordinance prohibiting the parking of vehicles on certain portions of Leida Drive, erection of signs and penalties for violation. Mr. Brenneman asked if no parking signs were on the plan. Mr. Stabile made a motion to adopt Ordinance 2000-11 for the Deed of Dedication for Leida Road. Mr. Shughart seconded the motion and it passed unanimously. The Board asked Mr. Brenneman to proceed with an Ordinance concerning no parking for enactment at the workshop meeting.

RELEASE OF FINANCIAL SECURITY FOR FOGARTY HOMES, INC. Mrs. Justh explained that Fogarty Homes, Inc. had been contacted, but in their reply to her they are still asking for a reduction in financial security and need to talk to Mr. Grove. Mr. Stabile asked if Mr. Grove would give comments regarding Fogarty Homes at the next meeting.

HVAC UPDATE (SUMMIT SYSTEM), MIDDLESEX TOWNSHIP ADMINISTRATION BUILDING – The Supervisors agreed that this invoice should be held until December to see where we stand financially. Mr. Shughart asked that we extend the payments into the beginning of the year. Mr. Stabile then asked Mrs. Justh to wait for the yearend to assure that the money would not be needed prior to that time.

RT 944 AND DEER LANE – Table this until Mr. Grove is here to report on the state intersection at Rt. 944 and Deer Lane. Mr. Eppley asked Mrs. Justh to write a letter to Tri-County concerning the dusk to dawn light at Sunnyside Drive and Rt. 944 for safety reasons.

RESIGNATION OF JOHN R. LAKE LETORT REGIONAL AUTHORITY – Mr. Shughart made a motion to accept the resignation of John Lake as the Township representative to the Letort Authority. Seconded by Mr. Stabile. The Supervisors asked Mrs. Justh to write a thank you note to Mr. Lake.

Mr. Brenneman explained that he has been in touch with **Pilot** and Daryl Hicks and Mr. Hicks will be giving information to Bud concerning the elevation of the apron at the fueling island.

EXECUTIVE SESSION

The meeting was adjourned at 10:15 am.