

MIDDLESEX TOWNSHIP
WORKSHOP MEETING
JULY 31, 1998

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

The meeting was called to order at 7:35 AM by Chairman Robert Eppley.

(#98014) PETRO/ALL AMERICAN TRUCK FUELING CENTER

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN - Paul Heishman, Paul, Rodgers, Lisa Greason Whistler and George Akens represented All American. Mr. Rodgers indicated that the plan submission was designed to accommodate the 1998 EPA Standards and the help alleviate the truck traffic on Clinton Avenue. Mr. Grove indicated that he had not reviewed the new plans. Mr. Akens stated that the plans have met all the comments made by Engineer, County, Zoning Officer and Municipal Authority. There was a brief discussion concerning the storm water waiver, but there has been no increased the impervious area with the plans. Chief Sherman indicated that he would really like to see Clinton Avenue turned back to the All American. Mr. Rodgers has no problem with the Clinton Avenue, but would not want to cover the costs of the Traffic Light or signs, and they would allow trucks from Western Sizzlin' to park on the property. Mr. Akens assured the Supervisors that additional copies will be distributed on Monday. Supervisor Shughart thanked Mr. Rodgers for his service to the Community and his professionalism with regards to the Township. Supervisor Capuano added his thanks to Mr. Rodgers as well and a safe trip to Missouri.

(#98012) PHEASANT CROSSING SKETCH PLAN: Mr. Harry Ramage Sam Boring and Chris Hoover, representing Pheasant Crossing asked for five waivers, 502 c Traffic Impact Study, 501 p Field Survey of Contours, 1202 certification by Registered Landscape Architect, 709 Sidewalks and 710 Curbing. Mr. Carpenter asked that the Infiltration Trenches be added to the plan, for post development run off. Mr. John Weary submitted pictures of the Pheasant Crossing Property during heavy rain and snow conditions. Supervisors Shughart suggested that a note be added to the plans for the lots along Old Stone House Road where the water accumulates. Mr. Grove agreed. Mr. Carpenter asked if Mr. Ramage would consider adding a note to the plan indicating that special construction techniques must be used in sinkhole prone areas.

PUBLIC COMMENT - MR. DALE SHUGHART representing the businesses and residents of Shady Lane delivered a copy of their statement of position concerning the Shady Lane Warehouse. Mr. Shughart expressed his believe that there is ample reason to deny the

development plan because of traffic safety at the Shady Lane and Rt. 11 intersection. Mr. Shughart wants the developer to know that there will be a substantial cost involved in obtaining the Right of Way from his clients. Revisions on this plan since the last meeting and previous revisions Mr. Shughart feels have been substantial. If in fact these are substantial revisions then we should begin a new 90 day review time and the plan may be subject to the revised Light Industrial Zoning regulations. Mr. Shughart commented that Mr. Welsh of Giant Foods has no intention of allowing trucks to exit at Giants traffic signal. Mr. Bruening, Pennoni Associates Inc., submitted a report with concerns and would like Engineer Grove to check the proposed Shady Lane Bridge across the Letort.

(#98013) SPRINT PRELIMINARY FINAL LAND DEVELOPMENT PLAN AND EASEMENT SURVEY - Mr. Greg Lebo, Statler Brehm, presented plans for a small Sprint communications building off West Middlesex Drive. The building will be 7' x 10' x 6' with underground service. Mr. Lebo is requesting the following waivers: 1. Preliminary Plan Submission, 2. 709 Sidewalks, 3. 710 Curbing, 4. 1202 c Final Landscape Plan and 5. 602 e Grading Plan. A permit has been issued to move the poles on West Middlesex Drive back to Sprint's Right of Way.

(#98004) SHADY LAND WAREHOUSE PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN - Mr. Bruce Bratton, Mr. Fisher and Mr. DiSanto representing Shady Lane discussed modifications to the plans. The following waivers are requested 1. 709 Sidewalks, 2. 710 Curbing, 3. 903 c Proposed driveways and streets must be shown above flood elevation, and 4. 703 c Clear Sight Triangle. Engineer Grove indicated that he needs time to address the revised plans and Municipal Authority will not give a final report until DEP's comments have been received. Mr. Bratton has asked for a ruling on the waivers prior to the Supervisors Regular Meeting on Wednesday night. Mr. Grove indicated that he feels he has been clear on his position and his comments need to be addressed.

(#98001) MEADOWBROOK FARMS - SKETCH PLAN/REDUCTION OF STREET WIDTH - Engineer Grove when asked to comment on the proposed street width reduction within the development indicated that Chief Sherman needs to give his point of view concerning the street width. Chief Sherman proposed that we use the PennDot recommendation of two 10' travel and two 8' parking lanes, otherwise the roadway will be too narrow for parking on both sides and hamper efficient snow removal. The developer's engineer is expected to attend the Wednesday night meeting.

SWIFT TRANSPORT - CORRECTIVE PLAN OF ACTION FOR PARKING LOT DUST COMPLAINT - Mr. Rod Smith, Pine Hill indicated that they are ready to dedicate Pine Hill Road. Mr. Grove indicated that he received an as built and will do a final inspection for Wednesday night meeting. Dedication may be subject to some conditions. Mr. Carpenter commented on the dust complaint and indicated that the truck parking lot has been treated with a dust suppressant product. Mr. Carpenter believes this will alleviate the problem and commended Rod for his quick response to the citizen petition.

GANNETT FLEMING/COMPREHENSIVE PLAN - On a motion by Mr. Capuano, seconded by Mr. Shughart and passed unanimously the Supervisors hired Gannett Fleming to prepare a new Comprehensive Plan for the Township.

MUTUAL AID/COOPERATIVE LAW ENFORCEMENT ORDINANCE - Solicitor Brenneman and Chief Sherman agreed on the need to advertise the ordinance for the September meeting. The motion was made by Mr. Shughart, seconded by Mr. Capuano and passed unanimously.

Mr. Capuano asked about the Street Light that was damaged on Rt. 11. A proposal from Schlusser for \$1,400.00 will cover the repairs and the Middlesex Township Police Department charged the individual with a summons citation and restitution for damages.

PILOT entrance cross bar is done again.

FLYING J - Sign from Central Sign is ready to be put up. PennDot has been notified by the Contractor.

PSATS LAWSUIT RESOLUTION - Mr. Capuano and Mr. Shughart agreed that we should not support this resolution at this time.

CUMBERLAND COUNTY WORK RELEASE - Supervisor Shughart recommended that we thank Brian Peters from the County and write letters of Recognition to the individuals that did a good job while working for the Township.

SWEEPING DIRT ON RT. 11 - Chief Sherman would like to have PennDot sweep Rt. 11 (Miracle Mile) from the winter debris. Secretary Justh will write the letter.

LINE PAINTING - Chief Sherman asked that the Supervisors to consider advertising for bid the Township roadway lines. Mr. Capuano made a motion to advertise with a second from Mr. Shughart and passed unanimously. The bids will be received until 4:00 PM on August 26 opened at the August 27th meeting at 7:45 A.M. and awarded at that time.

Mr. Carpenter was asked to report on Mountain Road. Mr. Carpenter will present a report at the August meeting.

HOOVER ROAD - Mr. Shughart commented on the valiant effort by Township employees to complete the reconstruction of Hoover Road. Recommended that the employees be treated to a picnic at the park with the Township providing the Hot Dogs and Hamburgers. Mr. Capuano recommended we ask Debbie Vogel to spearhead the arrangements.

Having no further business to come before the Board, the meeting was adjourned at 10:03 AM.