

MIDDLESEX TOWNSHIP
SUPERVISORS MEETING.
AUGUST 2, 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
	RECREATION:	Debbie Vogel - Absent
	FIRE CHIEF:	Ed Beam
	SECRETARY:	Mary Justh

CALL TO ORDER AND PLEDGE TO THE FLAG

Chairman Robert Eppley called the meeting to order at 7:10 PM. Vice-Chairman Charles Shughart led the assembly in the pledge to the flag.

APPROVAL OF MINUTES

Supervisor Shughart made a motion to approve the minutes of July 5. Mr. Stabile seconded the motion and it passed unanimously.

AUTHORIZE PAYMENT OF BILLS

On a motion by Mr. Stabile, seconded by Mr. Shughart, approval was given for payment of bills represented by the bill list for July, summarized as follows:

General Fund Checks #10321 thru #10427	\$ 37,094.76
State Fund Check #110 thru #112	7,162.13
Pension Fund Check #108	3,468.58
Transfer for Payroll #14 & #15	60,218.82

PUBLIC COMMENT – Tracy Gleim commended Chief Sherman for the improvements of Hollowbrook Road Bridge.

REPORTS

SOLICITOR: None

ENGINEER: None

POLICE: Presented by Chief Sherman and ordered to file. Mr. Stabile asked the Chief about the rash of burglaries in the Township. Chief Sherman stated that no one has been arrested, but they do have an idea of who is involved. Mr. Shughart has had calls concerning speeding in the Meadows. Chief Sherman explained what the problems are concerning the speeders.

ZONING: Presented by Mark Carpenter and ordered to file. Mr. Carpenter reported that the Ramp property has been cleaned up. Chief Ed Beam explained that he did an inspection of the Carlisle Auto Salvage and if the property is not improved when Beam does his follow-up visit in 30 days, the Carlisle Auto Salvage will need to be cited for roadways being blocked, excessive amount of tires and 55 gal drums of gasoline. Chief Beam asked that the Township write a letter to the Carlisle Auto Salvage explaining what needs to be accomplished. Mr. Carpenter explained that the Carlisle Auto Salvage license has not been renewed under the circumstances. Mr. Stabile suggested 30 days from date on the letter to have the property cleaned up. Mr. Carpenter will write a letter and have Mr. Brenneman review the letter. Mr. Shughart suggested that the wording should stipulate receipt of letter to determine the 30day notice.

RECREATION: Report presented by Bob Snyder and ordered to file. Friday the 11th will be the concert in the park with Trinidad and Tobago. Mr. Stabile asked Mrs. Justh to also send a thank you note to Mrs. Sourbeer for her contribution to the flowers at the Recreation Building.

FIRE/EMC: Report presented by Fire Chief Ed Beam and ordered to file. Chief Beam has contacted Cindy Hoy at DEP, but he has not gotten a reply regarding the Pilot spill. Chief Beam will be meeting with the Fire Companies concerning the radio systems.

MUNICIPAL AUTHORITY: Mr. Stabile stated that he had missed the meeting of the Municipal Authority, but the land of Mr. Line and Mr. Clouse is in the process of being condemned for a well sight by the Municipal Authority.

SECRETARY: Mrs. Justh announced that the Annual Cumberland County Association of Township Officials will be held on Thursday, October 12, 2000, from 8:00 AM to 4:00 PM. New pictures will also need to be taken for the program. Mrs. Justh explained to the Supervisors that she had been in contact with **Harry Ramage, Pheasant Crossing**, and we have permission to handle the Street Trees on his property if his contractor does not do the work. Mrs. Justh has also been in touch with **Larry Troutman, Fogerty Homes**, and he seems to think an As-Built is not necessary, so I recommended that he get in touch with the Township Engineer, Mr. Grove. Mr. Carpenter explained that Mr. Grove has been in touch with PennDOT about **Deer Lane and Rt. 944** traffic study, but they have not responded to Mr. Grove.

#00-4 WERT FARM PERLIMINARY/FINAL SUBDIVISION PLAN – Mr. Tom Scully of R. J. Fisher Engineering presented the plan. Mr. Stabile explained that he did not have a problem with this plan, but Mr. Carpenter explained that 706 c.1. states that a concrete monument needs to be added to the plan. Mr. Stabile stated that the Planning Commission recommended the Preliminary/Final, sidewalk and curbing waivers, but the Supervisors want to add a waiver for street trees provided a letter requesting such is mailed to the Township and the addition of a concrete monument on the property. Mr. Stabile made a motion to grant the following waivers: 1. 305 Preliminary/Final, 2. 709 Sidewalks, 3. 710 Curbs, as well as the waiver for street trees on the condition that a request is received in writing. Mr. Shughart seconded the motion and it passed unanimously. Mr. Stabile made motion to approve the preliminary/final plan for lot 3, 4, and 5 of the Wert Farm dated May 2, 2000 revised on July 25, 2000, with the condition that a

concrete monument as required under Section 706 c 1 be placed on the property. The other condition is that applicant provide to the Township in writing the street tree waiver. Mr. Shughart seconded the motion and it passed unanimously. Mr. Stabile made a motion to accept the DEP planning exemption module in association with the Wert Plan. Mr. Shughart seconded the motion and it passed unanimously. Mr. Stabile made another motion to approve subject to the conditions, waivers, and planning exemption the revised preliminary/final subdivision plan of the Wert Farm. Mr. Shughart seconded the motion and it passed unanimously.

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

PLAN – Mr. Tom Scully presented the Stone Plan. Mr. Eppley asked Mr. Brenneman if waivers need to be listed on the plans. Mr. Brenneman recommended that waivers always be listed on the plan. Mr. Scully indicated that a monument is placed on the plan between lots 1 & 2 as requested. Mr. Stabile made a motion on the preliminary/final subdivision plan of William A. & Mabel M. Stone dated June 21, 2000, revised July 25, 2000 that the following waivers be granted: 1. 305 Preliminary/Final 2. 710 Curbs, 3. 709 Sidewalks, and 4. 1203 f Street Trees. Mr. Shughart seconded the motion and it passed unanimously. Mr. Stabile made a motion to accept the DEP Planning Module exemption. Mr. Shughart seconded the motion and it passed unanimously. Mr. Stabile made a motion to approve the preliminary/final Plan for William A. & Mabel M. Stone subject to the waivers and DEP Planning Module. Seconded by Mr. Shughart and passed unanimously.

#00-5 CROSSROADS COMMERCE CENTER FINAL LAND DEVELOPMENT PLAN –

Mr. Secary presented the plan to the Board and addressed the changes to the plan as recommended at the workshop meeting. The owner of record has been changed on the plan to Middlesex Warehouse Investors, LT. Mr. Secary indicated that on Sheet 1 of 12 is listed 5 waiver requests. Also, listed is the temporary use permit for temporary access. Mr. Stabile asked to note for the minutes that Sheet 1 of 12 will be revised stating that when the temporary access is no longer needed that access as well as the temporary drive will be restored to the original state and all stone will be removed. The temporary access was a deviation of the original plan per Mr. Carpenter and Mr. Stabile understood why it was done that way. Mr. Secary stated that the plan was corrected to show RT across the road from Crossroads Commerce. Mr. Secary explained that a waiver was being requested for trees with 18" diameter from being identified. Mr. Carpenter stated that the Township Engineer Grove and Solicitor need to agree on security and an agreement will be prepared regarding public improvements for the property. Mr. Stabile made a motion to grant waivers on Crossroads Commerce plan dated 5/26/00 revised 7/31/00 as follows: noted as 6,7,14,16 and 17 on sheet 1 of 12 on plan, Sidewalks, Curbing, Trees, Trees with a diameter of 18" and off street parking. Chuck seconded the motion and it passed unanimously. Mr. Stabile made a motion to approve the final land development plan for Crossroads Commerce Center dated 5/26/00 and revised 7/31/00. With the following two conditions be met for plan approval 1. that the amount and form of security for public improvements be agreed upon by the Township Engineer and Solicitor and 2. note 18 on sheet 1 of 12 be revised to read, when the access and the temporary access drive are no longer needed they will be returned to their original condition. Mr. Shughart seconded the motion and it passed unanimously. Mr. Conrad asked the condition of the trees that were cut at the temporary access drive. Mr. Stabile explained that the trees were in PennDOT right-of-way so it was

determined that they needed to be removed, but a letter was written to ask for notification from PennDOT in the future when trees are being taken down.

Mr. Conrad commented on **trees that are blocking the clear sight distance at Country Club Road and Bernheisel Bridge Road**. Chief Sherman told the Supervisors that he has been in contact with Mrs. Lutz regarding the trees on the Appalachian Trail. Chief Sherman explained that they only have a monthly meeting and she hasn't gotten back to him.

#00-6 ABF FREIGHT SYSTEM, INC. PRELIMINARY/FINAL SUBDIVISION PLAN – Mr. Shughart made a motion to table ABF plan until the September 6 Supervisors meeting at the request of ABF in a letter dated August 1, 2000. Mr. Stabile seconded the motion and it passed unanimously.

Mr. Stabile mentioned that **Mr. Art Olsen** has been in contact with him and Mr. Olsen would like to help with the Planning of the Township. Mr. Stabile suggested Mr. Olsen contact Mr. Grove with his ideas. Mr. Carpenter is planning to attend the meeting with Mr. Olsen and Mr. Grove.

Mr. Stabile also mentioned that a realtor has contacted him about the **land near the Carlisle Pike and the Turnpike approximately 300 acres for warehouse and distribution centers**. Mr. Stabile explained that the Township has already been in contact with PennDOT about truck traffic in that area. Mr. Stabile explained that until a connector road is constructed between Rt. 81 and the Turnpike chances are not good for any new coming in. Mr. Shughart stated that until a connector road is built it would not be responsible to consider that type of construction. Mr. Carpenter explained that a study is being considered with regards to a connector. Mr. Carpenter also commented that an industrial park would be associated with the location of the connector road. Mr. Stabile is going to suggest that Middlesex be considered in the study for the connector road at the next taskforce meeting. Mr. Tracy Gleim commented on the tax benefits of warehouses and distribution centers in Middlesex Township. Mr. Stabile explained that the problem is with the trucks on the Miracle Mile and quoted PennDOT statistics concerning how many trucks are involved in fatal accidents is up 23% last year.

Supervisor Shughart made a motion to adjourn the meeting at 8:43 PM, seconded by Mr. Stabile.