

MIDDLESEX TOWNSHIP
SUPERVISORS MEETING
AUGUST 5, 1998

OFFICIALS PRESENT:	SUPERVISORS:	Robert Eppley
		Joe Capuano
		Chuck Shughart
	SOLICITOR:	Keith Brenneman
	ENGINEER:	Bud Grove
	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

The meeting was called to order at 7:03 PM in the Middlesex Township Municipal Building by Vice Chairman Joseph Capuano. Bud Mitstifer then led the assembly in the pledge to the flag.

APPROVAL OF MINUTES

On a motion by Mr. Shughart which was seconded by Mr. Capuano, the Board voted unanimously to approve the minutes of 1 and 31 July.

AUTHORIZE PAYMENT OF BILLS

On a motion by Mr. Shughart, seconded by Mr. Capuano and passed unanimously, the Board approved payment of bills represented by the bill list for July, summarized as follows:

General Fund Checks # 7418 thru 7488	\$ 46,649.52
Escrow Fund Check #157	1,803.00
Rec Program Check #141 - 147	1,249.76
Sewer Fund #274 - 275 Payroll #14	1,209.97
Transfer to Payroll Fund	50,477.50

CITIZEN PARTICIPATION: Resident Bob Winburn on behalf of the HMMS Soccer Club wanted to make the Supervisors aware of the conditions of the playing field and asked if they had received his letter dated August 4th. The letter consisted of 2 Proposals; 1. Refurbish the entire soccer field for 5,088.00 and 2. Spray entire soccer field area with roundup herbicides. Mr. Winburn proposed that both the Township and the Soccer Club contribute equally to the field improvement. Supervisor Capuano suggested the Mr. Winburn contact the Rec Board at the August 18th Meeting for help in accomplishing these improvements.

(#98004) SHADY LANE WAREHOUSE PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN - Solicitor Brenneman told the Supervisors that Triple Crown Corporation had submitted a written request for an unconditional 90 day extension for review of their plan. Mr. Shughart made a motion to grant a 90 day unconditional extension to Triple Crown for the Shady Lane Warehouse Plan. Mr. Capuano gave a second and the motion carried unanimously.

REPORTS

SOLICITOR: Solicitor Brenneman has received a proposed Traffic Light Construction Agreement for revisions to the existing traffic signal required by the GCW Properties subdivision Plan. Mr. Brenneman will review this agreement, he will report to the Supervisors.

ENGINEER: Mr. Grove received a request dated July 17th from **Pine Hill Properties** to review and comment on as-built plans and review and provide a recommendation on reduction of security for the improvements on that portion of Pine Hill Drive in Phase I. Supervisor Capuano made a motion to accept the dedication of Pine Hill Drive subject to Engineer Grove's comments dated August 4, Chief Sherman's recommendations, Solicitor Brenneman review of deeds of dedication and Financial Security being in place. With a second from Mr. Shughart the motion passed unanimously. Penn Terra Engineering has contacted Chief Sherman to inspect the streets in **Meadowbrook Farms** Phase I, to consider accepting dedication of these streets. Mr. Grove has inspected the streets, but after the binder course was down, he was contacted by the builder to put down the wearing surface. After the fact, Mr. Grove realized that in fact the development is to be 75% complete before the wearing surface can be applied. Mr. Grove noted that just because a street is offered for dedication, does not mean that the Township has to take it. Mr. Carpenter commented on the fact that school buses will not access these homes until the streets are dedicated. Mr. Capuano made a motion to deny dedication of streets in Meadowbrook Farms Phase I. Mr. Shughart made a second to the motion and the motion passed unanimously.

POLICE: Presented by Chief Sherman and ordered to file.

ZONING: Presented by Mr. Carpenter and ordered to file. Swift Trucking dust problem seems to be under control at this time. Pilot will be replacing the overhead bar at their driveway entrance. Any progress being made by Sheaffer and Shughart on Mountain Road will be reported at the August 24th meeting. Julie Johnson also has until the August 24th meeting to make an effort to clean up her property. John Sepp has asked for a reduction in street width for future phases of Meadowbrook Farms. Supervisor Shughart commented on the maintenance and safety aspects of making the streets narrower. Mr. Capuano stated that we feel wider streets are better for the Township. Chief Sherman commented that if cars park on both sides of the road we will not be able to have two cars passing on the roadway. Plowing snow will also be more difficult since emergency equipment, fire trucks and snow plows are wider, and safety is our main concern.

RECREATION: Presented by Bob Snyder and ordered to file. Newsletter not being received by residents may be due to the fact that people can have a stop on bulk mail and since the newsletter goes out as bulk mail, they may not be receiving it. Mr. Snyder also commented on the activities of the Senior Citizens Group. Seniors will be sponsoring 2 bus trips in the fall.

FIRE/EMC: Presented by Chief Beam and ordered to file.

SECRETARY: Mrs. Justh had nothing to report

OLD BUSINESS

**(#98014) PETRO/ALL AMERICAN TRUCK FUELING CENTER
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN -**

Representing All American were Bud Mitstifer, George Akens, Lisa Greason-Whistler, and Ron Chilcote. Supervisor Capuano made a motion to grant the following waivers on plans submitted by Akens Engineering Associates, Inc. dated July 3, 1998 revised July 30, 1998; 1. 501 Preliminary Plan Submission, 2. 708 Driveways, 3. 709 Sidewalks, 4. 710 Curbing, 5. 715 Utility Easements, 6. 717 Traffic Impact Study, 7. Art. X Storm Water Management Plan, 8. Art. XII Landscaping and 9. 501 p. 602 e. Site Grading. With a second from Mr. Shughart the motion passed unanimously. Mr. Capuano made a second motion to approve the plan with utility notation being added to all future plans. Mr. Shughart gave a second and the motion passed unanimously.

(#98012) PHEASANT CROSSING PRELIMINARY SUBDIVISION PLAN -

Engineer Grove recommended that clear sight easements (triangle) be placed over each driveway intersection with Old Stone House Road or Hoover Road as applicable. Grove also commented on the sight distance for driveway on Lot Nos. 2-3-9-10 and suggested changes to the plan to make the minimum sight distance more desirable. Supervisor Capuano made a motion to approve the preliminary subdivision plan dated June 29, 1998 and revised July 27, 1998 with the following waivers; 1. 502 c Traffic Impact Study, 2. 501 p Field Survey of Contours, 3. 1202 Certification by Registered Landscape Architect, 4. 709 Sidewalks, and 5. 710 Curbing. Mr. Shughart made a second to the motion, the motion passed unanimously. Mr. Capuano made a motion to approve the plan subject to the driveways be moved per the Township Engineer with consideration to the trees, unless the Township deems it necessary to remove any trees for safety reasons. Mr. Shughart seconded the motion and it passed unanimously. Mr. Capuano make another motion to pass Resolution 98-12 for DEP planning module. Mr. Shughart made a second and the resolution passed unanimously.

(#98013) SPRINT - PRELIMINARY FINAL LAND DEVELOPMENT PLAN AND EASEMENT SURVEY - Greg Lebo of Statler Brehm represented Sprint. Supervisor Shughart made a motion to grant the following waivers for the Preliminary Final Plan; 1. 501 Preliminary Plan Submission, 2. 709 Sidewalks, 3. 710 Curbing, 4. 1202 c Final Landscape Plan, and 5. 602 e Grading Plan. Mr. Capuano seconded the motion and it passed unanimously. Supervisor Shughart made a second motion to approve the use of a DEP Form B Planning Module request for a Non-Building Waiver. Mr. Capuano Seconded and the motion passed unanimously. Mr. Shughart made a motion to approve the plan and with a second from Mr. Capuano it passed unanimously.

Chief Sherman reported that Constable George Cook passed away early this morning of a massive heart attack. Supervisors agreed it would be appropriate to have the Secretary write a letter of condolences to his family.

The meeting was adjourned at 8:31 PM on a motion by Mr. Shughart, seconded by Mr. Capuano.