MIDDLESEX TOWNSHIP
WORKSHOP MEETING
August 26, 2011

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Victor P. Stabile
		Steve Larson
	SOLICITOR:	Keith O. Brenneman
	POLICE CHIEF:	Chief Barry Sherman
	ZONING OFFICER:	Mark Carpenter
	MANAGER:	Eileen M. Gault
	ENGINEER:	Bud Grove
OFFICIALS ABSENT:	SUPERVISORS:	Vice-Chairman Donald S. Geistwhite, Jr.
	FIRE CHIEF:	Ed Beam

Chairman Mr. Stabile called the meeting to order at 7:38 a.m. in the Middlesex Township Building.

PUBLIC COMMENT: None.

TEX VISIONS LOT 6A PINE HILL INDUSTRIAL PARK PRELIMINARY AND FINAL LAND DEVELOPMENT PLANS: Mr. Steve Quigley of HE Black and Associates was present with Mr. Dave Lutz, owner of the Pine Hill Industrial Park with a revised cost sharing proposal for the improvements at the intersection of Harrisburg Pike and Harmony Hall/Wolfs Bridge Road. This proposal is based on a recent Traffic Impact Study designed for that intersection and an estimate for these improvements. Mr. Stabile stated establishing a percentage of cost sharing to undeveloped lots now may not be fair given the unknown extent of the impacts from future development which depends on the type of use on a lot. Mr. Stabile noted that it would be easier to establish the costs as each lot is developed and suggested that updated traffic studies are done to determine the impact of traffic to the area. Mr. Grove suggested that Lot 6A and is deferred to the next lot sale. After further discussion, it was noted that it would be best for any contribution for the development of Lot 6A and Lot 7 be deferred until sale of the next lot after Lot 7. Mr. Brenneman suggested implementing a written agreement to be executed between the parties prior to and as a condition of the plan being recorded. Mr. Stabile noted that the agreement should address at least the following matters: that a traffic study update will be done for each lot being developed to determine traffic impacts; that the appropriate percentage contribution will be made at that time; that the contributions to be made are exclusive of the obligation of Mr. Lutz to put in turn lanes and other improvements not considered to be off-site improvements; that contributions for impacts for development of Lots 6A and 7 are deferred, but upon development of any other lot, the impacts will be considered at that time and paid; and if improvements due to impacts associated with development of the Pine Hill Industrial Park require condemnation of property, then Mr. Lutz will contribute to the condemnation costs. Mr. Quigley indicated he will provide a letter summarizing the discussion that was held. Mr. Brenneman will prepare the agreement for approval by both the Board and Mr. Lutz.

HOLIDAY INN EXPRESS & SUITES FOR RAYS HOSPITALITY PRELIMINARY/FINAL LAND DEVELOPMENT PLAN: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to in connection with the Preliminary/Final

Land Development Plan for Holiday Inn Express & Suites dated July 25, 2011 to grant the four (4) waivers requested as shown on the face of the plan and approve a fifth (5^{th}) waiver for an Environmental Assessment conditioned upon the applicant submitting that request in writing and noting the granting of that waiver on the face of the plan.

On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed in connection with the same plan to approve that plan with the following conditions: the applicant comply with the conditions noted by the Planning Commission dated August 22, 2011 and regardless of whether they are redundant comply with the County Planning Commission comments dated August 12, 2011, the Township Engineer comments date August 22, 2011 and Mr. Claycomb's comments dated August 22, 2011.

On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to recommend that DEP approve the Sewage Planning Exemption Module in connection with the plan.

ZONING ORDINANCE TEXT AMENDMENT FOR CHANGEABLE SIGNS: Paula Leicht, Attorney and Pat Lyons, the owner of Premiere Media, were present with a draft text amendment for changeable signs. After a review and much discussion of the language on this submitted version, it was suggested that the revised version should be presented to the Planning Commission for comments prior to a formal application being submitted to the Board of Supervisors. A final version will be submitted for review by Mr. Brenneman in time for the September Workshop Meeting.

POSSIBLE REZONING OF PROPERTY TO ALLOW LIGHT INDUSTRIAL DEVELOPMENT AT NW INTERSECTION OF CLAREMONT ROAD AND SOUTH MIDDLESEX ROAD: Mr. Don Alderman was present on behalf of his client the Guido Group who hired Mr. Alderman to market the property and to request the Supervisors consider the area to allow Light Industrial Development. Mr. Stabile stated that with the right kind of use and if it is compatible with the area the residents may be open to the use. Outside appearance of the use will have an impact and will be important. Mr. Stabile suggested that maybe a Light Industrial 2 (LI 2) zone can be created since this area is adjacent to a residential area. The Supervisors agreed that this matter could be addressed at a future public meeting inviting the residents for comments.

COMCAST FRANCHISE AGREEMENT: Mr. Brenneman reported that he has reviewed the agreement and would like to present to Comcast the changes that Middlesex Township would like to make, subject to the Board of Supervisors adding any additional comments they would like to make at the appropriate time.

CELLCO PARTNERSHIP AGREEMENT: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to approve and execute the tower removal and indemnification agreement between Cellco Partnership and Middlesex Township in connection with the Special Exception granted for construction of that structure.

CAMPING WORLD UPDATE: Mr. Carpenter reported that he recently met with Shannon Rusk of Oppidan and Mr. Geistwhite to discuss the Camping World plans. After a lot of discussion and different scenarios about how to handle Stormwater Management they decided to use the approved plan. The idea is to purchase land from Quality Inn and add it to Camping

World for additional parking at the side and rear of the building and swap land to Quality Inn. This change would require a subdivision plan due to the land swap plus with the development of the land that they are getting from the Quality Inn into a parking lot it will require a revised land development plan as well. Mr. Grove recommended that if new plans are submitted that they are reviewed under the new Stormwater Management Ordinance.

RESIGNATION OF MICHAEL CORNFIELD FROM PLANNING COMMISSION: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to accept the resignation of Michael Cornfield from the Planning Commission. The Supervisors offer their thanks to Mr. Cornfield for his service on the Planning Commission.

APPOINTMENT OF ERNEST GIOVANNITTI AS REGULAR MEMBER OF ZONING HEARING BOARD TO FILL REMAINING TERM OF KELLY NEIDERER UNTIL 1/1/13: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to accept the appointment of Ernest Giovannitti to fulfill the unexpired term of Kelly Neiderer on the Zoning Hearing Board until January 1, 2013.

MEADOWBROOK FARMS PHASE IV - REQUEST FOR RELEASE OF IMPROVEMENT SECURITY AND DEDICATION OF STREETS: Mr. Carpenter presented a letter from Mr. John C. Sepp on behalf of his client Harry Claypool, III requesting the Township release the Improvement Security and accept dedication of sections of Old Coach Lane and Farmhouse Lane at Meadowbrook Farms Phase IV. This matter has been tabled for the Supervisors Meeting on September 7, 2011.

2011 TRAFFIC SIGNAL UPGRADE BID AWARD: On the motion of Mr. Stabile, seconded by Mr. Larson, it was unanimously agreed to authorize the Mr. Sherman to accept the low bid from Atlantic Transportation Systems, Inc. in the amount of $99,534.40 for the 2011 Traffic Signal Upgrade.

EXECUTIVE SESSION: On the motion of Mr. Larson, seconded by Mr. Stabile, it was unanimously agreed to adjourn to Executive Session at 9:45 a.m. to discuss a personnel matter. No action was taken by the Board as a result of the Executive Session

On the motion of Mr. Stabile, seconded by Mr. Larson and there being no further business, it was unanimously agreed to adjourn the meeting at 10:02 a.m.