

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
August 28, 2015**

OFFICIALS PRESENT: SUPERVISORS: Chairman Donald S. Geistwhite, Jr.
Vice-Chairman Steve Larson
William H. Goodhart
SOLICITOR: Keith O. Brenneman
POLICE: Chief Barry L. Sherman
ZONING OFFICER: Mark D. Carpenter
MANAGER: Eileen M. Gault

OFFICIALS ABSENT: **ENGINEER:** Bud Grove

Chairman Geistwhite called the meeting to order at 7:33 am in the Middlesex Township Building.

PUBLIC COMMENT: None.

REQUEST FOR RELEASE OF MAINTENANCE SECURITY – PRELIMINARY/FINAL LAND DEVELOPMENT – HOLIDAY INN EXPRESS & SUITES FOR RAY’S HOSPITALITY, LLC:

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to on the recommendation of Mr. Grove to release the 18 month maintenance security held for the Preliminary/Final Land Development Plan of Holiday Inn Express & Suites for Ray's Hospitality, LLC.

DISCUSSION OF ORDINANCE NO. 12 – 70 PROHIBITING THE ACCUMULATION OF DUMPING OF GARBAGE AND RUBBISH, PROVIDING THE REMOVAL AND PENALTIES FOR THE VIOLATION THEREOF: Mr. Sherman stated that Ordinance No. 12 – 70 which prohibits the accumulation or dumping of garbage and rubbish currently has ten dollar (\$10.00) violation fines in sections 2 & 3 of the ordinance. He is requesting an increase in the fines since there has been no increase since 1970. Mr. Brenneman will draft an amendment to that ordinance and other ordinances with similar low fines for review.

TPF 07-5 DAVID J. RAUDABAUGH, FINAL SUBDIVISION PLAN, REQUEST FOR TOWNSHIP ENGINEER INSPECTION PRIOR TO DEDICATION OF MELODY LANE: Mr. Carpenter reported that an inspection was done on August 25, 2015 by Mr. Grove of the condition of the existing pavement binder course on Melody Lane. There are a few uneven areas due to settlement over the years. It is recommended to spread a tack coat over the entire surface. Upon completion, the wearing course can be placed. This inspection was in response to a request by E.L. Diffenbaugh Associates to dedicate Melody Lane. Mr. Brenneman stated that deeds and current owner title search will be required prior to dedication.

TPF 15-16 PLANNING COMMISSION REVIEW OF PROPOSED ZONING ORDINANCE AMENDMENT TO ARTICLE X-CH DISTRICTS AND ARTICLE XIV-SUPPLEMENTAL REGULATIONS: Mr. Carpenter reported that the Planning Commission reviewed the proposed ordinance amendment. There was discussion pertaining to required electrical hookups and the issue of noise generated by refrigerated warehouses. Mr. Carpenter suggested performance standards similar to

those in the Zoning Ordinance. There was much discussion of the necessity regarding the change with noise levels in new sub-section 14.61.K (2). Chairman Larson suggested that wording as sound exceeds the levels noted should be mitigated instead of the developer having an additional expense to have a study done up front.

TPF 15-6 CHARLES C. AND REGINA W. SMITH, APPLICATION FOR MODIFICATION OF AN AGRICULTURAL SECURITY AREA: Mr. Carpenter reported that an application was submitted by Charles C. Smith and Regina W. Smith to have 17.25 acres of their property modified to an agricultural security area. Mr. Brenneman will draft a resolution for proposed adoption at the September 2, 2015 meeting.

AUTHORIZE MARK D. CARPENTER TO ATTEND PA BUILDING OFFICIALS CONFERENCE IN STATE COLLEGE FROM SEPTEMBER 16 THRU SEPTEMBER 18: Mr. Carpenter was requesting authorization to attend the 2015 PA Building Officials Conference from September 16 – 18, 2015 at an estimated cost of \$380.00. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize Mr. Carpenter to attend the PA Building Officials Conference September 16 – 18, 2015.

Mr. Carpenter reported that Cumberland Range Estates has begun the construction of six (6) lots. He reported that Comfort Inn is under construction will be pouring footers in two (2) days. He also reported that Mr. Detraglia is in North Dakota and may be selling or leasing his property.

Mr. Sherman had a presentation of pictures of the areas in the township that appear to be blighted. The pictures were of areas that the Supervisors have asked previously for letters to be sent to the property owners for clean-up of the area. This included the Western Sizzlin, Charlottes and the SAC BP property. Chairman Geistwhite asked Mr. Carpenter to send out the letters to the property owners notifying them to clean-up the properties or condemn them.

There being no further business, on the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 8:35 a.m. to Executive Session to discuss a personnel matter with no action to be taken.